

Executive Summary Report

Characteristics-Based Market Adjustment for 2007 Assessment Roll

Area Name / Number: Woodmont/Redondo / 52

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: **678**

Range of Sale Dates: 1/2004 - 12/2006

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2006 Value	\$110,000	\$221,100	\$331,100	\$384,800	86.0%	17.81%
2007 Value	\$122,600	\$249,800	\$372,400	\$384,800	96.8%	17.66%
Change	+\$12,600	+\$28,700	+\$41,300		+10.8%	-0.15%
% Change	+11.5%	+13.0%	+12.5%		+12.6%	-0.84%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -0.84% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2006 Value	\$126,000	\$236,800	\$362,800
2007 Value	\$141,800	\$265,900	\$407,700
Percent Change	+12.5%	+12.3%	+12.4%

Number of one to three unit residences in the Population: **4385**

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels located in sub area 9 require a lower adjustment than the overall. Improvements built after 2000 are at a lower assessment and require a higher adjustment than the overall alone.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

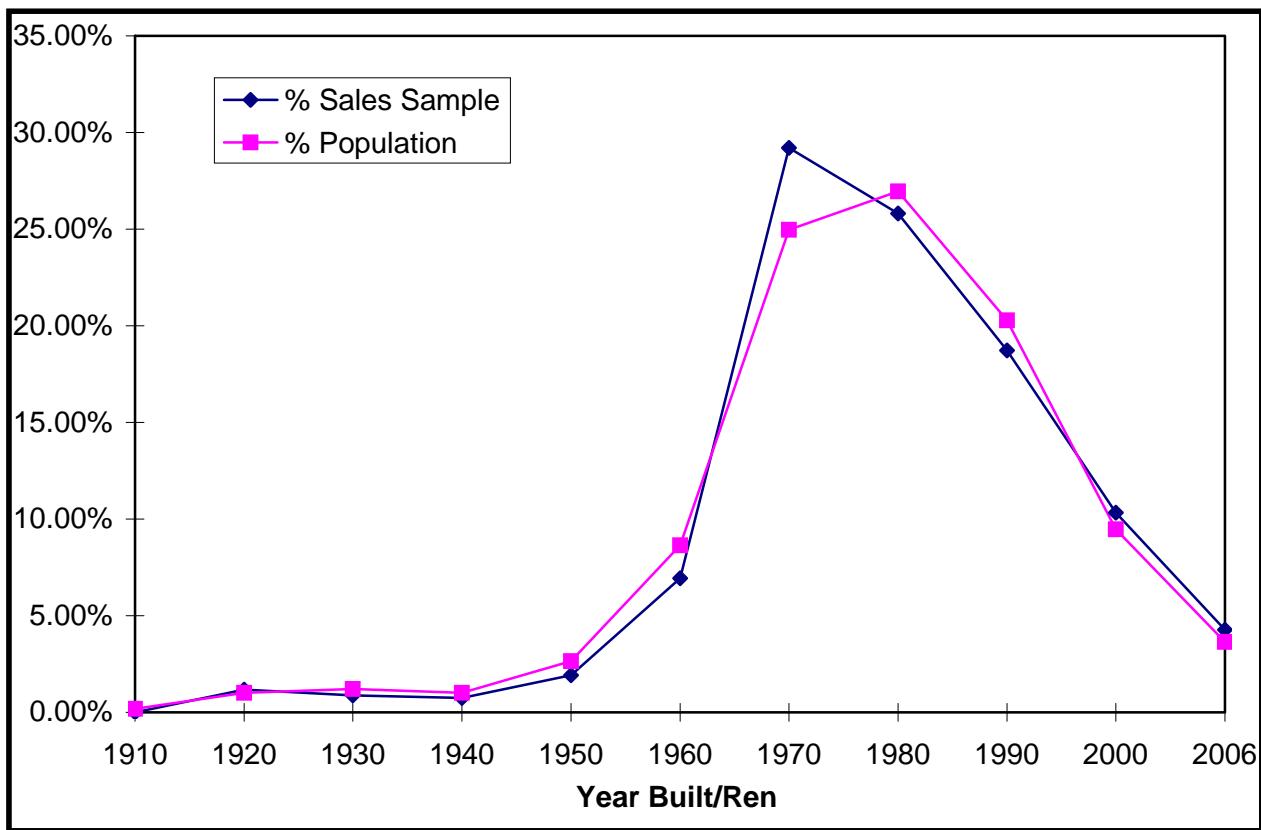
Sales Sample Representation of Population - Year Built / Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	8	1.18%
1930	6	0.88%
1940	5	0.74%
1950	13	1.92%
1960	47	6.93%
1970	198	29.20%
1980	175	25.81%
1990	127	18.73%
2000	70	10.32%
2006	29	4.28%
	678	

Population

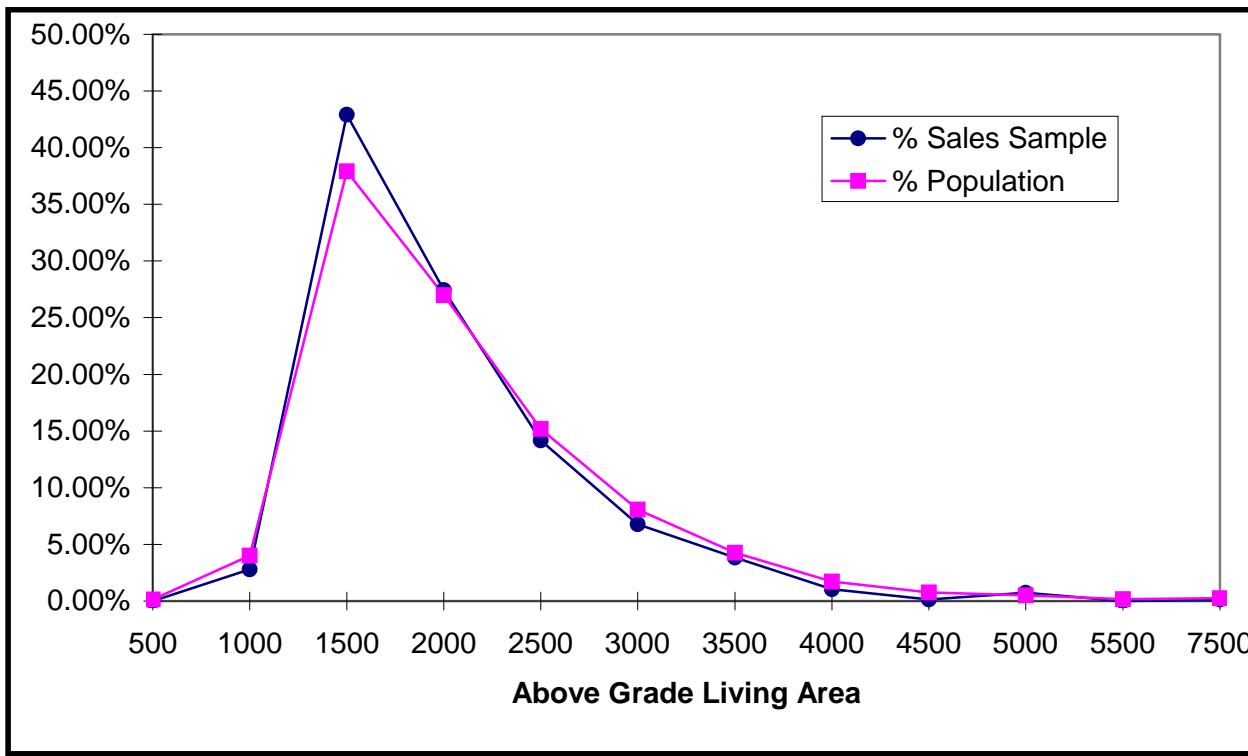
Year Built/Ren	Frequency	% Population
1910	8	0.18%
1920	44	1.00%
1930	53	1.21%
1940	44	1.00%
1950	116	2.65%
1960	379	8.64%
1970	1095	24.97%
1980	1182	26.96%
1990	889	20.27%
2000	415	9.46%
2006	160	3.65%
	4385	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovate. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

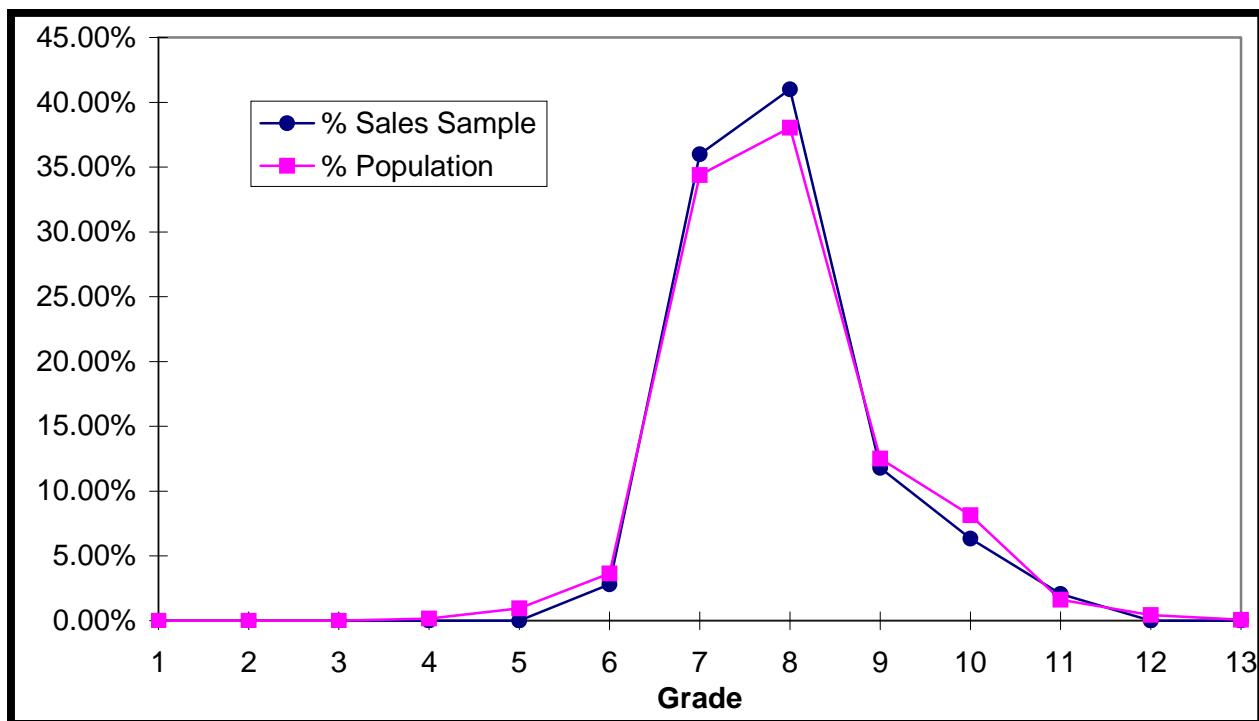
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	6	0.14%
1000	19	2.80%	1000	176	4.01%
1500	291	42.92%	1500	1663	37.92%
2000	186	27.43%	2000	1184	27.00%
2500	96	14.16%	2500	666	15.19%
3000	46	6.78%	3000	354	8.07%
3500	26	3.83%	3500	187	4.26%
4000	7	1.03%	4000	75	1.71%
4500	1	0.15%	4500	33	0.75%
5000	5	0.74%	5000	22	0.50%
5500	0	0.00%	5500	8	0.18%
7500	1	0.15%	7500+	11	0.25%
	678			4385	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

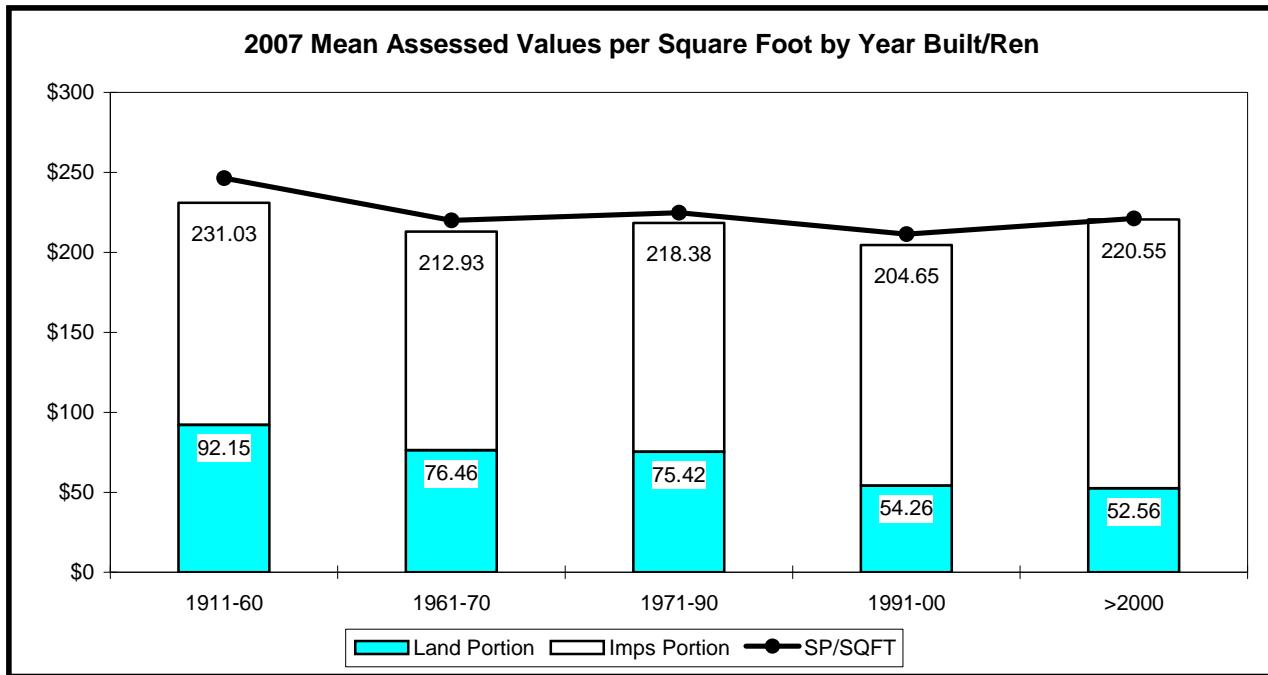
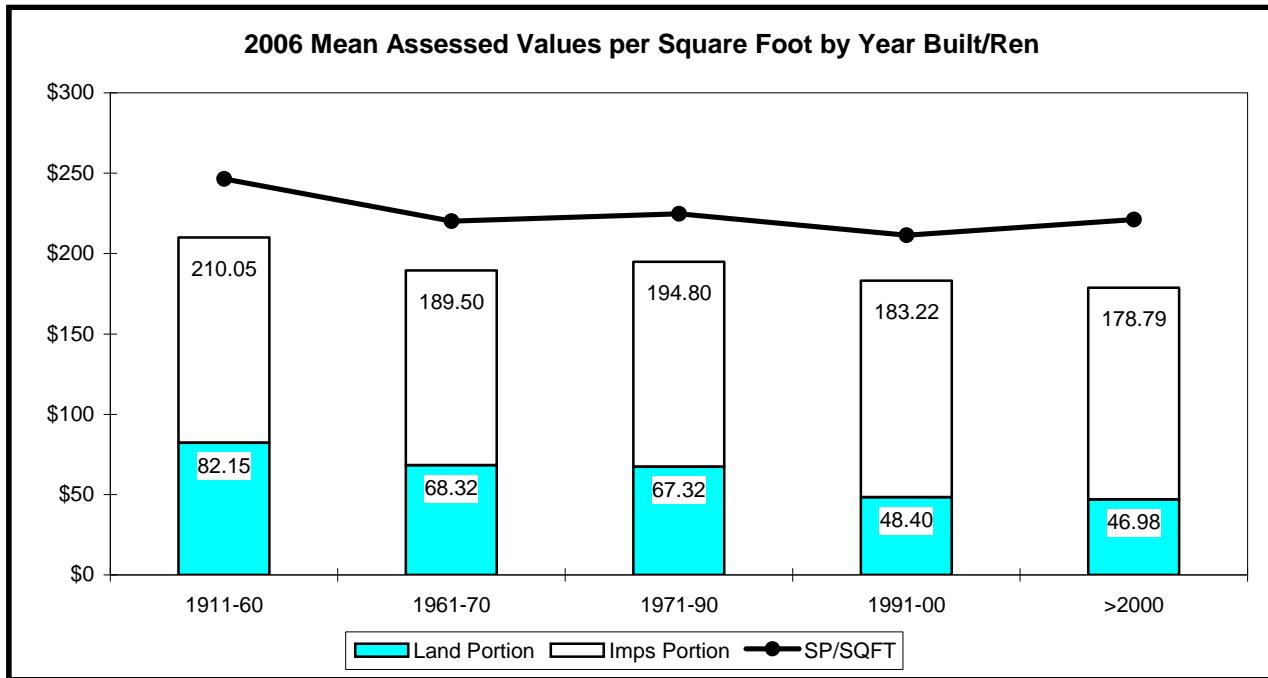
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	8	0.18%
5	0	0.00%	5	42	0.96%
6	19	2.80%	6	160	3.65%
7	244	35.99%	7	1508	34.39%
8	278	41.00%	8	1668	38.04%
9	80	11.80%	9	549	12.52%
10	43	6.34%	10	357	8.14%
11	14	2.06%	11	71	1.62%
12	0	0.00%	12	19	0.43%
13	0	0.00%	13	3	0.07%
	678			4385	



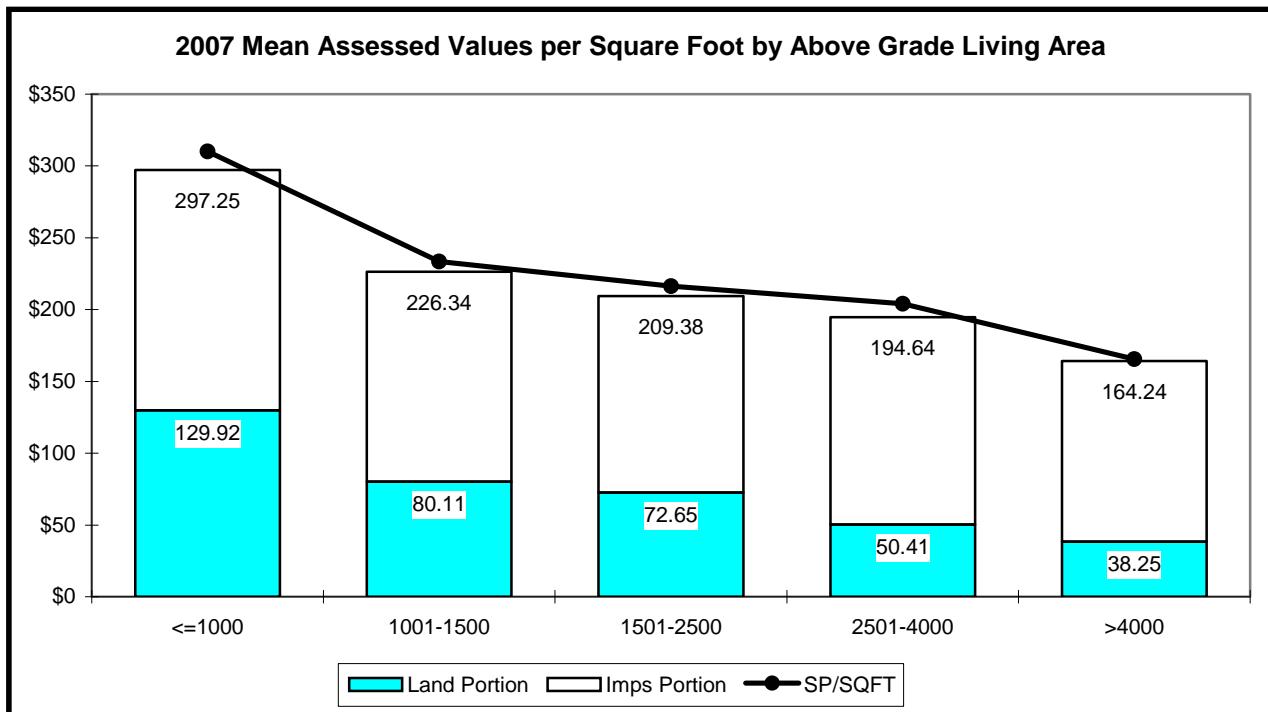
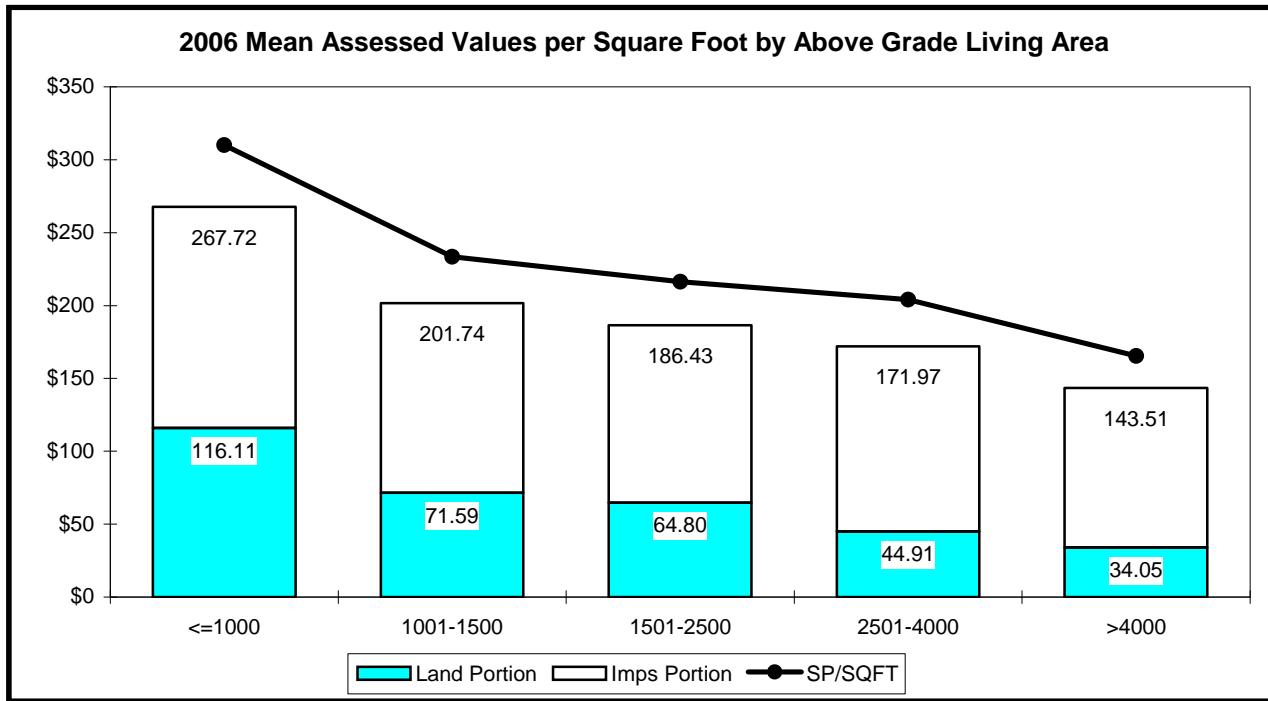
The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

**Comparison of 2006 and 2007 Per Square Foot Values
By Year Built / Renovated**



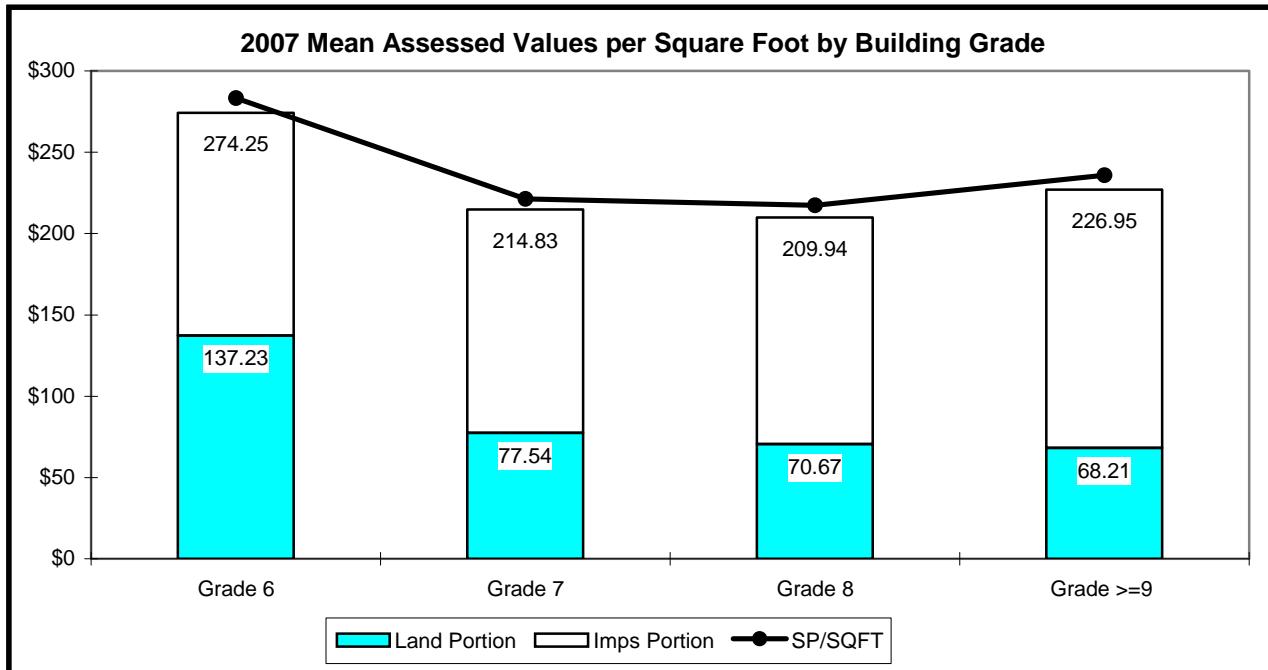
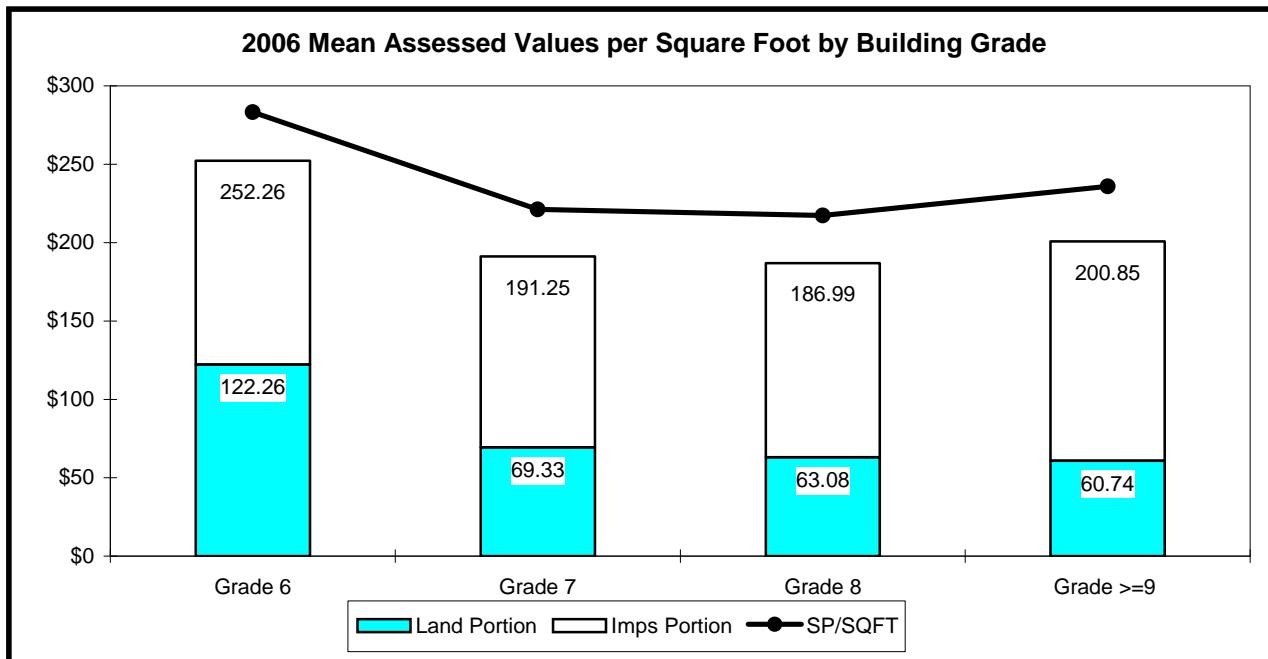
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2006 and 2007 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2004 through 12/29/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 15, 2007 to test the resultant assessment level using later 2006 sales. There were 18 additional usable sales. The weighted mean ratio dropped from 0.730 to 0.823 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the **42** usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **12.5%** increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x **1.125**, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **678** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in sub area 9 were at a higher assessment level. Improvements that have been built after year 2000 were at a lower assessment level. The model adjusts for these strata to improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8880107 + 6.534458E-02 * \text{Sub9} - 8.986967E-02 * \text{NewYB}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value * 1.130)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.**

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.130, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 52 Annual Update Model Adjustments

2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

12.61%

Sub Area 9	Yes
% Adjustment	-7.72%
New Year Built >2000	Yes
% Adjustment	12.68%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improvement in sub area 9 would *approximately* receive a smaller overall adjustment of 4.89% (12.61% - 7.72%). There are 357 parcels in the population that would receive this adjustment.

Improvements that are built after year 2000, and not renovated, would *approximately* receive a 25.29% upward adjustment (12.61+12.68%). There are 148 parcels in the population that would receive this adjustment.

This model corrects for these strata differences.

90% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .968.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	19	0.900	0.978	8.7%	0.877	1.080
7	244	0.863	0.969	12.3%	0.948	0.990
8	278	0.863	0.968	12.3%	0.949	0.988
>=9	137	0.853	0.966	13.2%	0.930	1.001
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1911-1960	79	0.852	0.938	10.1%	0.896	0.980
1961-1970	198	0.866	0.973	12.4%	0.949	0.997
1971-1990	302	0.870	0.976	12.1%	0.957	0.995
1991-2000	70	0.863	0.965	11.8%	0.920	1.010
>2000	29	0.773	0.950	23.0%	0.864	1.037
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	527	0.861	0.971	12.8%	0.956	0.986
>=Good	151	0.858	0.957	11.6%	0.927	0.987
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	466	0.864	0.970	12.3%	0.955	0.986
1.5	21	0.750	0.824	9.9%	0.727	0.921
2	191	0.866	0.979	13.1%	0.953	1.006
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=1000	19	0.864	0.959	11.0%	0.879	1.038
1001-1500	291	0.865	0.970	12.2%	0.952	0.988
1501-2500	282	0.864	0.971	12.4%	0.949	0.994
2501-4000	79	0.841	0.953	13.3%	0.909	0.997
>4000	7	0.876	1.002	14.3%	0.777	1.227
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	450	0.856	0.969	13.2%	0.953	0.984
Y	228	0.866	0.967	11.7%	0.941	0.993

Area 52 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is .968.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

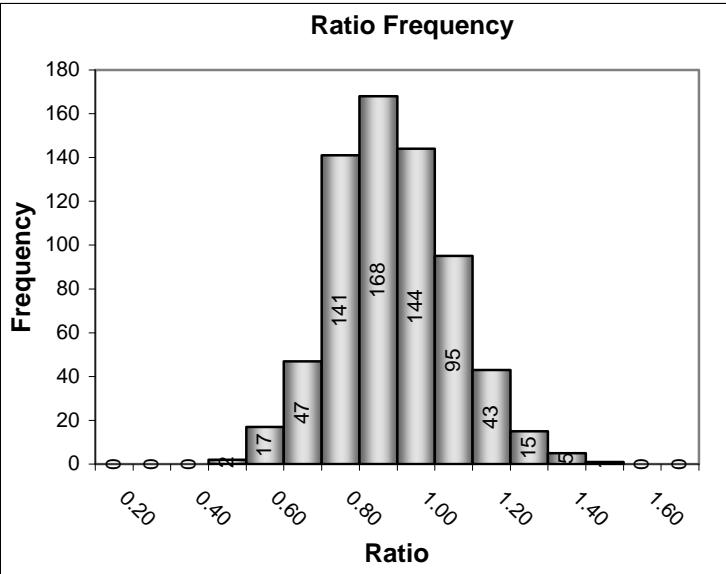
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	667	0.861	0.969	12.6%	0.955	0.982
Y	11	0.862	0.941	9.2%	0.797	1.086
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
9	33	0.910	0.968	6.3%	0.902	1.033
10	162	0.869	0.987	13.6%	0.960	1.015
11	239	0.856	0.965	12.8%	0.942	0.989
14	244	0.850	0.961	13.0%	0.940	0.982
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<=8000	151	0.860	0.961	11.8%	0.935	0.988
8001-12000	291	0.863	0.972	12.6%	0.952	0.993
12001-20000	178	0.871	0.981	12.6%	0.954	1.008
20001-43559	50	0.829	0.936	13.0%	0.881	0.992
1AC-3AC	8	0.775	0.873	12.6%	0.769	0.977
Sub 9 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	645	0.856	0.968	13.0%	0.954	0.982
Y	33	0.910	0.968	6.3%	0.902	1.033
Year Built >2000 Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	650	0.866	0.969	11.9%	0.956	0.982
Y	28	0.769	0.947	23.1%	0.858	1.035

Annual Update Ratio Study Report (Before)

2006 Assessments

District/Team: SW / Team-2	Lien Date: 01/01/2006	Date of Report: 12/20/2006	Sales Dates: 1/2004 - 12/2006
Area Woodmont/Redondo	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	678		
Mean Assessed Value	331,100		
Mean Sales Price	384,800		
Standard Deviation AV	137,895		
Standard Deviation SP	174,916		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.887		
Median Ratio	0.876		
Weighted Mean Ratio	0.860		
UNIFORMITY			
Lowest ratio	0.400		
Highest ratio:	1.419		
Coefficient of Dispersion	14.52%		
Standard Deviation	0.158		
Coefficient of Variation	17.81%		
Price Related Differential (PRD)	1.031		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.861		
Upper limit	0.893		
95% Confidence: Mean			
Lower limit	0.876		
Upper limit	0.899		
SAMPLE SIZE EVALUATION			
N (population size)	4385		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.158		
Recommended minimum:	40		
Actual sample size:	678		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	354		
# ratios above mean:	324		
Z:	1.152		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



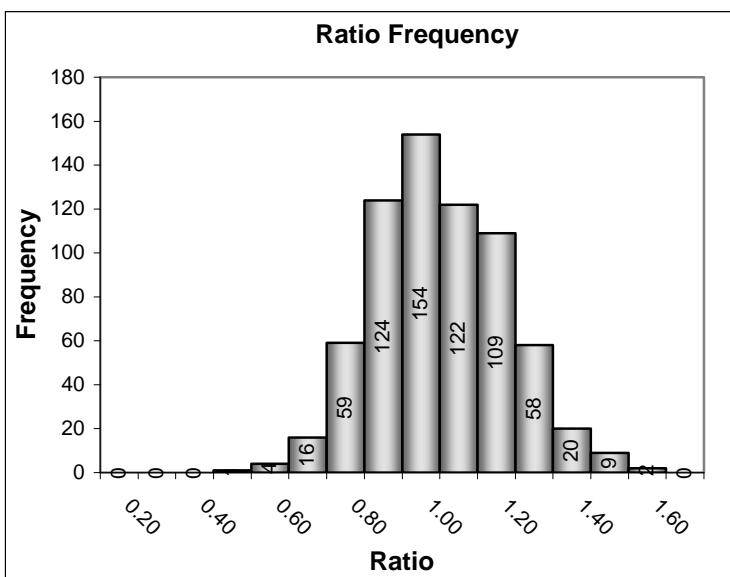
COMMENTS:

1 to 3 Unit Residences throughout area 52

Annual Update Ratio Study Report (After)

2007 Assessments

District/Team: SW / Team-2	Lien Date: 01/01/2007	Date of Report: 12/20/2006	Sales Dates: 1/2004 - 12/2006
Area Woodmont/Redondo	Appr ID: Jwei	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n) 678			
Mean Assessed Value	372,400		
Mean Sales Price	384,800		
Standard Deviation AV	154,535		
Standard Deviation SP	174,916		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.983		
Weighted Mean Ratio	0.968		
UNIFORMITY			
Lowest ratio	0.450		
Highest ratio:	1.560		
Coefficient of Dispersion	14.52%		
Standard Deviation	0.176		
Coefficient of Variation	17.66%		
Price Related Differential (PRD)	1.032		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.967		
Upper limit	1.004		
95% Confidence: Mean			
Lower limit	0.985		
Upper limit	1.012		
SAMPLE SIZE EVALUATION			
N (population size)	4385		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.176		
Recommended minimum:	50		
Actual sample size:	678		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	356		
# ratios above mean:	322		
Z:	1.306		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



COMMENTS:

1 to 3 Unit Residences throughout area 52

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	953660	0025	6/7/04	\$440,000	960	400	6	1983	3	8400	Y	Y	26421 7TH AVE S
009	052104	9078	8/15/06	\$354,950	1020	0	6	1954	3	4356	Y	N	28861 REDONDO SHORES DR S
009	720360	0595	1/3/06	\$460,000	1070	0	6	1925	4	5700	Y	N	28406 REDONDO BEACH DR S
009	953660	0160	1/6/04	\$280,000	1140	0	6	1920	4	6913	Y	N	26430 8TH AVE S
009	953660	0145	3/1/05	\$435,000	1320	0	6	1923	5	7233	Y	N	26414 8TH AVE S
009	720360	0705	3/21/05	\$530,000	1670	0	6	1918	4	11421	Y	Y	28458 REDONDO BEACH DR S
009	953660	1295	10/11/05	\$585,000	1730	0	6	1918	4	11986	Y	N	27011 8TH AVE S
009	953660	0270	10/26/05	\$372,000	1020	750	7	1958	3	7170	Y	N	26431 MARINE VIEW DR S
009	953660	0210	7/20/05	\$449,950	1130	1100	7	1948	5	7372	Y	N	26490 8TH AVE S
009	953660	0645	4/14/04	\$419,950	1310	420	7	1956	3	11400	Y	N	26840 8TH AVE S
009	953660	0645	6/22/05	\$450,000	1310	420	7	1956	3	11400	Y	N	26840 8TH AVE S
009	720360	0680	7/12/05	\$825,000	1420	600	7	1942	4	6118	Y	N	28444 REDONDO BEACH DR S
009	506740	0096	4/28/04	\$348,000	1440	0	7	1948	3	14250	Y	N	918 S 258TH PL
009	052104	9074	9/7/04	\$395,000	1480	0	7	1954	4	6969	Y	N	28877 REDONDO SHORES DR S
009	052104	9071	5/13/05	\$499,500	1620	0	7	1981	3	6121	Y	N	28807 REDONDO SHORES DR S
009	953660	0255	8/28/06	\$525,000	1690	880	7	1991	3	7050	Y	N	26445 MARINE VIEW DR S
009	953660	1193	9/20/05	\$1,080,000	1740	860	7	1918	5	13097	Y	Y	27015 7TH PL S
009	720360	0325	11/15/05	\$620,000	1800	0	7	1916	5	5600	Y	Y	28608 REDONDO BEACH DR S
009	953660	1225	3/19/04	\$672,000	2280	1190	7	1931	4	7376	Y	Y	27037 7TH PL S
009	119600	0035	1/12/05	\$449,900	2540	0	7	1988	3	12000	Y	N	29105 1ST AVE S
009	720420	0054	12/6/04	\$398,000	920	840	8	1984	3	7455	N	N	27731 10TH AVE S
009	119600	1898	3/8/04	\$425,000	1780	1700	8	1976	3	9750	Y	N	638 SW 294TH ST
009	953660	0475	10/11/04	\$700,000	2170	0	8	1993	3	8070	Y	N	26507 8TH AVE S
009	953660	0570	9/8/05	\$565,000	2290	0	8	1993	3	7800	Y	N	26510 8TH AVE S
009	953660	0470	10/5/04	\$886,000	2610	0	8	2000	3	8062	Y	N	26503 8TH AVE S
009	953660	0557	4/13/06	\$415,000	1360	1360	9	1964	3	14860	Y	N	817 S 265TH ST
009	720360	0385	8/26/05	\$830,000	1870	640	9	1990	3	4191	Y	N	28636 REDONDO BEACH DR S
009	119600	0032	3/1/05	\$525,000	2040	0	9	1983	3	8000	Y	N	104 SW 291ST ST
009	953660	0075	9/30/05	\$913,500	2720	0	9	1989	3	8914	Y	N	26427 8TH AVE S
009	052104	9225	8/3/05	\$950,000	2166	830	10	1998	3	17150	Y	N	28809 4TH PL S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	052104	9075	9/8/04	\$880,000	2800	980	10	2001	3	9147	Y	N	29012 REDONDO BEACH DR S
009	953660	0090	5/27/05	\$985,000	2870	770	11	2003	3	7620	Y	N	26443 8TH AVE S
009	052104	9210	5/11/05	\$935,000	4550	0	11	2002	3	12779	Y	N	28903 4TH PL S
010	953720	0020	1/27/05	\$348,000	1040	0	6	1924	5	92782	N	N	26615 16TH AVE S
010	953660	1770	5/31/05	\$199,000	1060	0	6	1970	3	9248	N	N	27047 13TH AVE S
010	720550	0050	7/11/06	\$165,000	1060	0	6	1971	4	12400	N	N	1445 S 276TH PL
010	292204	9100	4/29/05	\$231,950	1150	0	6	1945	4	11325	Y	N	26228 WOODMONT DR S
010	720540	0185	10/31/06	\$220,500	1220	0	6	1934	4	18000	N	N	1339 S 279TH ST
010	953660	2056	8/19/05	\$223,000	1230	0	6	1952	3	7595	N	N	1502 S 272ND ST
010	506740	0157	1/12/04	\$206,500	1290	0	6	1992	3	8950	N	N	25836 11TH AVE S
010	720540	0065	8/23/05	\$255,000	1340	0	6	1947	4	18000	N	N	1356 S 279TH ST
010	506740	0146	9/30/04	\$200,000	2240	0	6	1958	3	13898	N	N	1128 S 258TH ST
010	720300	0445	9/16/05	\$325,000	2570	0	6	1933	5	8000	N	N	28415 15TH AVE S
010	720300	0605	2/4/05	\$230,000	770	400	7	1973	4	6000	N	N	28612 13TH AVE S
010	953660	1845	2/24/06	\$265,000	770	770	7	1977	3	8100	N	N	27042 13TH AVE S
010	638511	0290	2/23/06	\$295,000	910	530	7	1984	3	6901	N	N	26017 11TH PL S
010	720300	0655	1/7/04	\$191,000	970	610	7	1972	3	6000	N	N	28714 13TH AVE S
010	720300	0035	5/4/05	\$230,000	1000	530	7	1977	3	6336	N	N	28425 15TH PL S
010	720300	0650	11/23/05	\$226,650	1000	0	7	1971	4	6000	N	N	28720 13TH AVE S
010	419300	0020	3/22/06	\$307,000	1000	1000	7	1969	4	9450	N	N	25737 16TH AVE S
010	953660	2040	1/18/05	\$160,000	1010	0	7	1968	3	8100	N	N	27030 15TH AVE S
010	953660	2035	4/18/06	\$225,000	1010	0	7	1968	3	8100	N	N	27024 15TH AVE S
010	953660	1996	5/5/06	\$267,000	1010	0	7	1959	4	9450	N	N	27019 15TH AVE S
010	419300	0030	5/2/06	\$260,000	1020	1020	7	1969	4	9450	N	N	25731 16TH AVE S
010	953660	2080	3/15/06	\$257,500	1020	0	7	1954	4	8100	N	N	27037 16TH AVE S
010	953660	1951	3/23/06	\$236,500	1040	0	7	1956	5	7500	N	N	1410 S 272ND ST
010	752410	0370	8/25/06	\$252,000	1060	0	7	1967	3	7725	N	N	25947 13TH PL S
010	752260	0080	8/24/04	\$212,000	1060	0	7	1967	4	8800	N	N	26218 14TH PL S
010	953660	1915	8/11/05	\$224,950	1060	0	7	1959	3	9185	N	N	27004 14TH AVE S
010	894730	0150	7/14/05	\$252,500	1070	300	7	1964	4	7210	N	N	1405 S 257TH PL
010	894730	0100	7/26/04	\$207,500	1080	0	7	1968	4	7807	N	N	1420 S 257TH PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	752400	0290	2/3/04	\$215,000	1100	0	7	1967	3	8000	N	N	25805 13TH PL S
010	720300	0015	5/2/05	\$220,000	1100	0	7	1975	3	6663	N	N	28417 15TH PL S
010	894730	0120	3/15/06	\$252,000	1100	0	7	1968	3	5225	N	N	1421 S 257TH PL
010	720551	0100	11/9/04	\$234,000	1110	360	7	1975	3	7210	N	N	1320 S 275TH PL
010	691810	0220	3/17/04	\$193,000	1120	0	7	1983	4	7201	N	N	25818 15TH AVE S
010	752270	0070	7/6/06	\$275,000	1120	360	7	1969	4	6000	N	N	1425 S 260TH PL
010	752270	0110	4/7/06	\$275,500	1120	370	7	1969	3	6175	N	N	1420 S 261ST ST
010	720300	0090	5/8/06	\$246,450	1120	0	7	1975	3	6650	N	N	28434 15TH AVE S
010	752270	0020	10/13/06	\$329,000	1120	190	7	1969	4	7128	N	N	1416 S 260TH PL
010	953660	1070	10/16/06	\$277,500	1130	0	7	1959	3	8100	N	N	28612 15TH AVE S
010	292204	9095	4/18/06	\$387,950	1150	740	7	2003	3	22781	N	N	25816 14TH CT S
010	752300	0150	7/11/05	\$250,000	1190	0	7	1968	4	7200	N	N	1211 S 256TH PL
010	638511	0190	10/4/05	\$299,600	1190	290	7	1979	3	6480	N	N	1112 S 261ST PL
010	894730	0030	10/6/04	\$244,000	1190	730	7	1977	3	8550	N	N	25610 14TH PL S
010	752300	0010	8/18/04	\$214,950	1190	0	7	1967	4	8240	N	N	25716 13TH PL S
010	752300	0180	12/7/04	\$223,000	1190	0	7	1968	4	8250	N	N	25615 13TH PL S
010	752300	0180	6/21/05	\$251,500	1190	0	7	1968	4	8250	N	N	25615 13TH PL S
010	752300	0140	7/16/04	\$207,000	1200	0	7	1968	3	7600	N	N	1205 S 256TH PL
010	720551	0570	4/15/05	\$262,950	1200	560	7	1974	3	7820	N	N	27503 15TH PL S
010	953680	0110	1/23/04	\$245,000	1210	290	7	1983	3	12596	N	N	1404 S 263RD PL
010	953680	0110	5/17/06	\$300,934	1210	290	7	1983	3	12596	N	N	1404 S 263RD PL
010	720300	0185	3/28/06	\$336,000	1220	720	7	1993	3	7418	N	N	28618 15TH AVE S
010	720551	0170	4/25/06	\$325,000	1240	500	7	1975	3	7888	N	N	27509 13TH AVE S
010	720360	1650	4/11/05	\$589,500	1250	730	7	1970	4	4000	Y	N	28116 8TH AVE S
010	087390	0200	6/17/05	\$275,000	1250	780	7	2002	3	5773	N	N	1335 S 277TH PL
010	720300	0620	2/18/05	\$199,500	1250	0	7	1966	3	7000	N	N	28705 14TH AVE S
010	087390	0260	10/1/04	\$281,000	1250	780	7	2001	3	6548	N	N	1311 S 277TH PL
010	087390	0200	8/30/05	\$330,000	1250	780	7	2002	3	5773	N	N	1335 S 277TH PL
010	720300	0620	6/27/06	\$290,000	1250	0	7	1966	3	7000	N	N	28705 14TH AVE S
010	752400	0060	2/18/05	\$224,900	1250	320	7	1965	3	8075	N	N	25838 13TH PL S
010	752400	0060	3/24/06	\$323,000	1250	320	7	1965	3	8075	N	N	25838 13TH PL S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	087390	0180	5/24/04	\$265,000	1270	690	7	2002	3	5420	N	N	1343 S 277TH PL
010	752420	0010	9/13/04	\$212,000	1270	0	7	1967	4	7725	N	N	26044 14TH AVE S
010	087390	0060	3/30/06	\$342,000	1270	690	7	2002	3	6615	N	N	1324 S 277TH PL
010	752420	0360	7/22/04	\$225,000	1270	0	7	1967	4	8775	N	N	26217 14TH AVE S
010	752400	0070	5/27/05	\$229,500	1290	0	7	1966	3	7125	N	N	25842 13TH PL S
010	752400	0255	8/5/05	\$231,500	1290	0	7	1966	3	7776	N	N	25827 13TH PL S
010	752400	0180	8/23/05	\$247,400	1290	0	7	1966	3	7475	N	N	1209 S 259TH PL
010	953660	1075	10/26/04	\$172,500	1290	0	7	1959	3	9450	N	N	26820 15TH AVE S
010	953680	0070	9/9/05	\$247,500	1290	0	7	1983	3	15386	N	N	1428 S 263RD PL
010	953660	1055	4/22/05	\$200,000	1300	0	7	1959	3	7808	N	N	26803 15TH AVE S
010	752260	0190	9/1/04	\$225,000	1300	0	7	1967	4	7500	N	N	26101 14TH PL S
010	752420	0400	12/14/04	\$225,000	1300	0	7	1967	3	7373	N	N	26041 14TH AVE S
010	720300	0215	5/9/05	\$275,000	1330	660	7	1978	4	11400	N	N	28710 15TH AVE S
010	720300	0701	5/25/04	\$226,450	1330	680	7	1977	3	14000	N	N	28719 13TH AVE S
010	953660	2050	1/21/05	\$216,500	1360	0	7	1977	4	8100	N	N	27044 15TH AVE S
010	720540	0111	3/29/04	\$220,000	1370	0	7	1999	3	8880	N	N	27810 13TH AVE S
010	953660	0380	1/28/05	\$305,000	1380	0	7	1918	4	10886	N	N	26474 MARINE VIEW DR S
010	752410	0180	3/29/05	\$225,000	1390	0	7	1966	3	7474	N	N	26019 14TH AVE S
010	752420	0230	3/8/06	\$251,150	1400	0	7	1967	3	6800	N	N	1310 S 262ND ST
010	720540	0210	5/19/04	\$191,000	1420	0	7	1953	3	16485	N	N	27920 13TH AVE S
010	953660	0325	10/13/05	\$385,000	1440	860	7	1975	3	7500	Y	N	26408 MARINE VIEW DR S
010	752400	0030	9/20/04	\$216,950	1440	0	7	1965	3	9900	N	N	25816 13TH PL S
010	752300	0120	4/11/06	\$268,500	1440	0	7	1967	3	8400	N	N	1210 S 256TH PL
010	720540	0105	9/11/06	\$292,000	1490	0	7	1995	3	9204	N	N	1308 S 279TH ST
010	720540	0195	11/11/04	\$189,950	1520	0	7	1946	4	7720	N	N	1321 S 279TH ST
010	720540	0255	2/2/05	\$395,000	1560	0	7	1939	3	45738	Y	N	27901 13TH AVE S
010	752400	0140	3/10/04	\$226,000	1570	250	7	1966	3	8550	N	N	25908 13TH PL S
010	720540	0110	8/13/04	\$259,000	1580	0	7	1998	3	8881	N	N	27818 13TH AVE S
010	752260	0090	2/9/05	\$199,950	1590	0	7	1967	4	6370	N	N	26224 14TH PL S
010	752410	0120	5/10/04	\$218,000	1620	0	7	1966	4	7725	N	N	26016 14TH AVE S
010	752410	0150	12/15/04	\$224,900	1620	0	7	1966	3	7725	N	N	26036 14TH AVE S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	752410	0120	10/24/06	\$320,950	1620	0	7	1966	4	7725	N	N	26016 14TH AVE S
010	752410	0160	7/11/06	\$309,950	1620	0	7	1966	3	7575	N	N	26035 14TH AVE S
010	953660	1925	9/1/04	\$224,950	1660	0	7	1959	3	9450	N	N	27018 14TH AVE S
010	752260	0240	10/7/04	\$240,000	1710	0	7	1967	3	8004	N	N	25915 14TH PL S
010	720540	0011	1/16/04	\$243,000	1770	0	7	2003	3	7329	N	N	1502 S 279TH PL
010	720540	0011	8/4/05	\$306,000	1770	0	7	2003	3	7329	N	N	1502 S 279TH PL
010	720540	0013	5/11/04	\$246,000	1770	0	7	2003	3	8812	N	N	1510 S 279TH PL
010	720540	0013	8/21/06	\$364,000	1770	0	7	2003	3	8812	N	N	1510 S 279TH PL
010	720300	0430	2/13/06	\$276,900	1820	0	7	1976	3	5000	N	N	1405 S 286TH ST
010	720540	0010	3/15/04	\$259,950	1840	0	7	2003	3	10656	N	N	27805 16TH AVE S
010	720540	0010	12/8/05	\$340,000	1840	0	7	2003	3	10656	N	N	27805 16TH AVE S
010	720551	0530	11/23/05	\$297,000	1850	0	7	1975	3	14400	N	N	27512 14TH PL S
010	752400	0200	7/18/06	\$309,950	1860	0	7	1966	3	9000	N	N	1204 S 259TH PL
010	720300	0200	10/18/05	\$299,950	1890	0	7	1966	4	7650	N	N	28602 15TH AVE S
010	752260	0130	10/8/04	\$236,500	1890	0	7	1967	3	8625	N	N	26215 14TH PL S
010	953720	0065	4/19/05	\$550,000	1980	0	7	1930	4	106286	N	N	1216 S 268TH ST
010	087390	0240	4/1/06	\$339,990	2050	0	7	2002	3	5787	N	N	1319 S 277TH PL
010	506740	0163	3/15/06	\$370,000	2060	0	7	1991	3	12826	N	N	25834 11TH AVE S
010	720551	0250	10/25/05	\$302,500	2090	0	7	1975	4	7210	N	N	27516 12TH PL S
010	506740	0155	1/15/04	\$325,000	2090	0	7	1970	3	28472	N	N	25804 MARINE VIEW DR S
010	953720	0026	8/5/05	\$350,000	2090	0	7	1927	4	39891	N	N	26625 16TH AVE S
010	953660	1714	12/28/05	\$440,000	2100	0	7	1969	4	9043	Y	N	27004 12TH AVE S
010	322204	9103	11/1/04	\$550,000	2590	0	7	1949	3	37935	Y	N	1115 S 274TH PL
010	638510	0130	9/27/06	\$290,000	1070	750	8	1977	3	6000	N	N	26130 11TH PL S
010	953660	0375	5/5/05	\$440,160	1160	780	8	1931	5	7500	Y	N	26460 MARINE VIEW DR S
010	638510	0150	1/30/04	\$236,950	1170	770	8	1977	4	7000	N	N	26118 11TH PL S
010	638511	0410	1/10/05	\$342,500	1190	840	8	1980	4	7000	Y	N	916 S 261ST PL
010	752270	0180	1/5/06	\$300,000	1220	480	8	1977	3	7875	N	N	1417 S 262ND ST
010	638511	0400	12/21/04	\$295,000	1290	1200	8	1979	3	7600	Y	N	922 S 261ST PL
010	638511	0440	6/2/06	\$425,000	1290	940	8	1979	3	7700	Y	N	904 S 261ST PL
010	638510	0120	1/10/05	\$299,500	1300	1250	8	1977	3	6250	N	N	26136 11TH PL S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	638510	0170	10/6/05	\$260,000	1300	960	8	1977	3	8400	N	N	1026 S 262ND PL
010	638510	0170	4/12/06	\$375,000	1300	960	8	1977	3	8400	N	N	1026 S 262ND PL
010	638511	0020	11/3/05	\$282,000	1340	460	8	1980	4	7220	Y	N	909 S 261ST PL
010	953660	0340	6/10/04	\$350,000	1350	780	8	1984	3	7500	Y	N	26426 MARINE VIEW DR S
010	720551	0300	4/10/06	\$503,000	1350	500	8	1974	3	7300	Y	N	27531 12TH PL S
010	638511	0060	2/14/05	\$280,000	1400	550	8	1980	3	7600	N	N	925 S 261ST PL
010	691810	0190	1/26/05	\$290,000	1400	1270	8	1988	3	8484	N	N	25829 15TH PL S
010	638510	0010	4/12/04	\$323,000	1410	620	8	1977	3	7200	Y	N	911 S 262ND PL
010	638511	0340	11/15/05	\$308,000	1410	0	8	1980	3	7000	N	N	26020 10TH PL S
010	638511	0390	11/14/06	\$355,000	1410	680	8	1980	4	6600	N	N	926 S 261ST PL
010	638510	0190	5/24/04	\$253,500	1410	580	8	1977	3	8400	N	N	1012 S 262ND PL
010	720551	0280	8/22/05	\$433,000	1440	630	8	1974	3	7300	Y	N	27517 12TH PL S
010	691810	0160	11/3/06	\$390,000	1450	1370	8	1987	3	9073	N	N	25805 15TH PL S
010	516210	0410	12/3/04	\$345,000	1550	1140	8	1986	3	7368	N	N	28906 13TH AVE S
010	516210	0610	8/7/06	\$240,000	1600	0	8	1987	3	7264	N	N	28808 13TH AVE S
010	025130	0150	7/12/05	\$299,950	1750	0	8	1988	3	11960	N	N	28317 15TH AVE S
010	516210	0830	5/10/06	\$300,000	1760	0	8	1985	3	8985	N	N	29021 13TH AVE S
010	516210	0250	11/29/05	\$450,000	1780	170	8	1985	3	31923	Y	N	29035 15TH PL S
010	516210	0780	4/26/05	\$324,000	1810	0	8	1985	3	10291	N	N	28917 13TH AVE S
010	025130	0270	4/29/05	\$301,950	1840	0	8	1988	3	7815	N	N	1416 S 282ND PL
010	638510	0160	6/18/04	\$277,000	1910	0	8	1977	3	9000	N	N	1034 S 262ND PL
010	025130	0300	3/11/05	\$289,950	1910	0	8	1989	3	8450	N	N	28205 15TH AVE S
010	709000	0060	7/14/06	\$660,000	1950	950	8	1990	3	20800	Y	N	1131 S 276TH PL
010	025130	0260	9/27/06	\$380,000	2070	0	8	1989	3	7800	N	N	1410 S 282ND PL
010	516210	0340	2/1/05	\$290,000	2070	0	8	1985	3	8127	N	N	1334 S 290TH PL
010	516210	0340	3/6/06	\$335,000	2070	0	8	1985	3	8127	N	N	1334 S 290TH PL
010	025130	0310	10/11/06	\$390,950	2070	0	8	1989	3	8255	N	N	28211 15TH AVE S
010	638511	0320	7/12/05	\$272,800	2090	0	8	1979	3	7500	N	N	1006 S 261ST ST
010	516210	0710	5/17/06	\$399,950	2120	0	8	1987	3	10891	N	N	28802 14TH AVE S
010	720360	1485	6/22/05	\$689,950	2280	1140	8	1995	3	4000	Y	N	28128 9TH AVE S
010	516210	0520	5/18/04	\$293,200	2410	0	8	1985	3	7812	N	N	28834 14TH CT S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	516210	0460	11/10/04	\$305,000	2430	0	8	1985	3	7967	N	N	1419 S 289TH PL
010	516210	0560	3/30/04	\$299,900	2440	0	8	1986	3	7250	N	N	28835 14TH CT S
010	025130	0110	7/24/06	\$390,000	2510	0	8	1988	3	12013	N	N	28318 15TH AVE S
010	506840	0133	12/31/04	\$315,000	2626	0	8	1977	3	37897	N	N	1123 S 263RD ST
010	506740	0159	11/10/05	\$423,000	2685	0	8	2005	3	10000	N	N	25831 12TH AVE S
010	506740	0131	10/20/05	\$615,000	2790	1330	8	1992	3	8778	Y	N	1014 S 260TH ST
010	025130	0140	2/16/06	\$420,000	2900	0	8	1988	3	9205	N	N	28321 15TH AVE S
010	709000	0050	9/20/04	\$359,950	1630	0	9	1976	3	11900	Y	N	1125 S 276TH PL
010	506840	0119	5/2/05	\$465,000	2850	0	9	1997	3	9984	Y	N	1004 S 264TH ST
010	322204	9150	8/8/06	\$1,339,200	3070	0	9	1995	3	42688	Y	N	1119 S 274TH PL
011	692860	0390	6/17/05	\$200,000	910	0	7	1962	3	8750	N	N	29742 3RD AVE S
011	692860	0500	9/19/05	\$215,000	910	0	7	1962	4	9600	N	N	322 S 301ST ST
011	692860	0390	8/7/06	\$275,000	910	0	7	1962	3	8750	N	N	29742 3RD AVE S
011	692860	0480	8/6/04	\$216,000	980	740	7	1962	3	9900	N	N	30020 3RD AVE S
011	692860	0520	2/22/06	\$200,000	980	0	7	1962	4	10625	N	N	29745 4TH AVE S
011	692860	0480	1/6/06	\$263,000	980	740	7	1962	3	9900	N	N	30020 3RD AVE S
011	692860	0420	10/3/05	\$253,000	1020	920	7	1962	4	9625	N	N	29908 3RD AVE S
011	692860	0420	2/23/06	\$313,000	1020	920	7	1962	4	9625	N	N	29908 3RD AVE S
011	119600	1690	2/4/04	\$365,000	1030	500	7	1961	4	6500	Y	N	537 SW 293RD ST
011	720535	0010	2/9/05	\$220,000	1050	530	7	1969	3	13300	N	N	29954 4TH AVE S
011	720535	0090	9/25/05	\$255,000	1050	520	7	1974	3	13300	N	N	29754 4TH AVE S
011	720535	0040	10/25/05	\$283,950	1110	1110	7	1970	3	13300	N	N	29934 4TH AVE S
011	039590	0130	5/19/04	\$182,500	1130	0	7	1963	3	12792	N	N	30045 5TH AVE SW
011	515160	0130	5/5/05	\$273,000	1130	1130	7	1959	4	12750	N	N	29814 8TH PL S
011	233680	0070	2/6/04	\$195,000	1150	0	7	1963	3	9588	N	N	616 SW 299TH ST
011	233680	0120	10/13/06	\$279,950	1160	0	7	1963	4	9588	N	N	617 SW 299TH ST
011	233680	0030	2/11/05	\$286,400	1170	0	7	1963	4	9588	Y	N	648 SW 299TH ST
011	233700	0040	3/10/05	\$336,000	1180	1060	7	1967	4	9963	Y	N	530 SW 298TH ST
011	692860	0200	9/8/06	\$280,000	1180	580	7	1967	3	9632	N	N	29915 3RD AVE S
011	233700	0040	7/11/06	\$400,000	1180	1060	7	1967	4	9963	Y	N	530 SW 298TH ST
011	692860	0030	2/25/04	\$233,950	1200	480	7	1962	4	9900	N	N	307 S 301ST ST

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	039590	0060	5/25/06	\$253,950	1220	0	7	1965	3	9450	N	N	30004 5TH AVE SW
011	506880	0030	5/10/04	\$200,000	1250	0	7	1976	3	10360	N	N	759 SW 301ST PL
011	720360	0720	8/28/06	\$515,000	1260	440	7	1947	4	7162	Y	N	28436 4TH PL S
011	039600	0150	5/24/06	\$320,000	1290	650	7	1965	3	9675	N	N	30044 6TH AVE SW
011	692860	0300	9/21/04	\$214,000	1300	0	7	1962	4	10880	N	N	29727 3RD AVE S
011	692860	0300	10/23/06	\$269,000	1300	0	7	1962	4	10880	N	N	29727 3RD AVE S
011	720500	0100	5/22/06	\$328,500	1310	0	7	1966	3	9102	N	N	30030 4TH AVE SW
011	039600	0020	2/11/05	\$202,000	1310	0	7	1969	3	12741	N	N	30051 6TH AVE SW
011	692860	0540	10/27/04	\$199,900	1320	0	7	1962	4	10540	N	N	29733 4TH AVE S
011	692860	0040	2/8/06	\$209,000	1320	0	7	1962	3	11625	N	N	301 S 301ST ST
011	515160	0485	1/20/06	\$281,000	1320	500	7	1960	3	12000	N	N	1112 S 299TH PL
011	720500	0060	7/15/05	\$349,500	1320	400	7	1964	4	9804	Y	N	29929 4TH AVE SW
011	692860	0040	6/12/06	\$265,000	1320	0	7	1962	3	11625	N	N	301 S 301ST ST
011	119600	3600	3/1/04	\$323,500	1320	780	7	1980	4	12750	Y	N	29506 2ND AVE SW
011	052104	9112	6/27/05	\$245,600	1320	0	7	1961	3	21817	N	N	30228 1ST AVE S
011	720500	0270	2/22/06	\$276,000	1340	600	7	1965	3	11154	N	N	29809 4TH AVE SW
011	513710	0030	5/19/04	\$325,000	1350	1180	7	1968	4	10416	Y	N	29715 1ST AVE S
011	514980	0040	8/26/05	\$300,000	1350	1210	7	1960	3	12500	N	N	30024 8TH PL S
011	776420	0050	2/15/06	\$457,000	1370	1320	7	1965	4	10140	Y	N	148 S 297TH PL
011	720500	0160	5/17/04	\$245,000	1380	650	7	1966	4	10764	N	N	29914 4TH AVE SW
011	720533	0030	5/8/06	\$355,000	1380	470	7	1975	4	10980	N	N	29921 3RD AVE SW
011	720532	0150	3/3/05	\$375,000	1410	720	7	1973	3	9576	Y	N	245 SW 298TH PL
011	692860	0020	3/10/05	\$202,000	1420	0	7	1962	3	9750	N	N	315 S 301ST ST
011	515160	0455	6/28/04	\$305,000	1420	600	7	1963	3	12103	N	N	1169 S 299TH PL
011	515160	0455	8/31/06	\$330,000	1420	600	7	1963	3	12103	N	N	1169 S 299TH PL
011	233700	0030	8/24/05	\$385,000	1460	1170	7	1967	3	9963	Y	N	542 SW 298TH ST
011	692870	0020	2/2/04	\$179,000	1490	0	7	1965	3	9625	N	N	29941 4TH AVE S
011	692870	0020	5/19/05	\$205,000	1490	0	7	1965	3	9625	N	N	29941 4TH AVE S
011	692860	0490	1/13/05	\$220,000	1510	0	7	1962	4	9600	N	N	314 S 301ST ST
011	692860	0490	10/31/06	\$310,000	1510	0	7	1962	4	9600	N	N	314 S 301ST ST
011	692860	0110	5/1/06	\$280,000	1530	0	7	1962	4	10200	N	N	30021 3RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	233690	0010	4/4/05	\$223,000	1550	0	7	1953	3	12152	N	N	29864 8TH AVE SW
011	720500	0250	10/9/06	\$368,000	1668	0	7	1964	4	11076	N	N	29825 4TH AVE SW
011	692860	0320	7/17/06	\$308,000	1670	0	7	1962	3	9750	N	N	29711 3RD AVE S
011	062104	9103	10/25/06	\$312,500	1800	0	7	1966	4	12196	N	N	30012 8TH AVE SW
011	233700	0090	4/28/04	\$368,000	1840	0	7	1992	3	10010	Y	N	29806 5TH AVE SW
011	233690	0020	7/10/06	\$302,000	1910	0	7	1963	3	9588	N	N	658 SW 299TH PL
011	720530	0040	9/19/05	\$349,500	1990	0	7	1974	3	10425	N	N	29938 2ND PL SW
011	720360	0520	9/22/06	\$590,000	2480	0	7	1976	3	5100	Y	N	28608 6TH PL S
011	662080	0040	6/28/06	\$479,000	2530	730	7	1954	4	21200	Y	N	124 SW 300TH PL
011	515160	0220	4/20/05	\$286,000	1200	870	8	1961	3	12000	N	N	29616 8TH AVE S
011	515160	0030	6/28/04	\$195,000	1230	0	8	1961	3	12000	N	N	1021 S 299TH PL
011	513710	0080	9/25/06	\$411,500	1250	1250	8	1965	4	10416	Y	N	106 SW 299TH PL
011	201970	0090	7/14/04	\$321,500	1290	910	8	1978	3	9112	Y	N	702 SW 298TH PL
011	515190	0140	9/12/05	\$314,000	1290	1290	8	1961	3	11200	N	N	618 S 298TH ST
011	515160	0080	5/5/06	\$275,000	1290	0	8	1960	4	12325	N	N	29840 8TH AVE S
011	062104	9117	6/5/06	\$356,650	1320	770	8	1974	3	10454	N	N	126 SW 301ST ST
011	515210	0110	8/3/04	\$310,000	1330	820	8	1966	3	13860	Y	N	29505 9TH PL S
011	515200	0280	6/16/06	\$330,098	1330	730	8	1968	3	13000	N	N	30221 8TH AVE S
011	513720	0180	2/17/05	\$305,000	1340	800	8	1974	3	10176	N	N	29619 2ND PL SW
011	513720	0030	10/27/05	\$505,000	1340	560	8	1971	4	9594	Y	N	219 SW 298TH PL
011	515160	0040	7/16/04	\$252,000	1340	700	8	1968	3	14850	N	N	29914 8TH PL S
011	515200	0070	4/7/04	\$301,000	1350	1300	8	1961	4	13600	N	N	29858 6TH AVE S
011	720530	0070	8/16/04	\$347,500	1350	500	8	2000	3	13375	Y	N	29920 2ND PL SW
011	720360	0450	11/17/06	\$450,800	1360	740	8	1962	4	7200	Y	N	28608 4TH PL S
011	515200	0240	3/15/06	\$319,000	1370	500	8	1962	3	12075	N	N	30117 8TH AVE S
011	720530	0160	8/16/06	\$369,950	1380	440	8	1974	3	9856	N	N	29901 2ND PL SW
011	233700	0080	11/16/04	\$299,950	1380	0	8	1967	3	13300	Y	N	29800 5TH AVE SW
011	515160	0265	8/16/06	\$340,000	1380	460	8	1958	3	26432	N	N	822 S 297TH PL
011	718300	0020	8/15/05	\$450,000	1390	650	8	1964	3	9504	Y	N	112 S 296TH PL
011	513730	0100	5/18/04	\$337,000	1400	600	8	1968	3	11592	Y	N	29626 2ND AVE SW
011	513710	0010	7/6/04	\$351,000	1400	700	8	1976	3	10058	Y	N	29701 1ST AVE S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	515260	0070	1/31/06	\$289,000	1400	880	8	1974	3	9500	N	N	30233 8TH AVE S
011	515200	0190	12/23/05	\$320,000	1400	650	8	1963	4	11025	N	N	29859 6TH AVE S
011	515200	0310	9/21/04	\$247,950	1400	0	8	1968	3	17000	N	N	621 S 302ND ST
011	062104	9116	4/9/04	\$230,000	1410	600	8	1974	3	24829	N	N	30131 1ST AVE S
011	515220	0070	2/10/06	\$334,950	1420	900	8	1963	3	11200	N	N	821 S 301ST PL
011	720510	0020	8/12/04	\$438,000	1420	710	8	1967	4	10660	Y	N	29721 4TH AVE SW
011	720520	0110	5/12/04	\$377,900	1420	700	8	1970	3	14399	Y	N	439 SW 297TH ST
011	718300	0140	5/13/05	\$357,000	1450	1450	8	1964	4	11070	Y	N	29615 3RD PL S
011	062104	9092	11/15/04	\$297,500	1460	650	8	1964	4	10454	Y	N	29619 1ST AVE S
011	514980	0090	7/27/05	\$319,950	1460	860	8	1961	4	12000	N	N	30012 8TH AVE S
011	513730	0140	5/28/04	\$275,000	1470	600	8	1977	3	10600	N	N	29604 2ND AVE SW
011	515296	0220	6/13/05	\$590,000	1480	1000	8	1980	3	9700	Y	N	915 S MARINE HILLS WAY
011	720580	0010	7/14/05	\$416,000	1480	940	8	1967	4	13110	Y	N	28805 11TH AVE S
011	516200	0010	3/15/05	\$300,000	1480	1430	8	1977	3	18000	N	N	1330 S 293RD PL
011	515220	0010	9/22/05	\$321,000	1500	570	8	1962	4	11050	N	N	30032 8TH AVE S
011	515180	0055	12/6/04	\$370,000	1500	0	8	1961	4	13664	Y	N	909 S 295TH PL
011	186270	0270	5/23/05	\$299,000	1510	0	8	1981	4	7650	Y	N	29609 3RD AVE S
011	515190	0160	6/16/04	\$246,000	1510	0	8	1960	3	11890	N	N	604 S 298TH ST
011	515190	0110	11/17/05	\$310,100	1510	0	8	1960	4	11200	N	N	652 S 298TH ST
011	515160	0460	1/24/06	\$353,000	1510	780	8	1961	4	9200	N	N	1177 S 299TH PL
011	515190	0160	4/25/06	\$335,000	1510	0	8	1960	3	11890	N	N	604 S 298TH ST
011	515160	0450	11/28/05	\$230,000	1510	0	8	1961	3	12760	N	N	1161 S 299TH PL
011	039600	0050	8/1/05	\$299,000	1520	0	8	1967	3	10695	N	N	30031 6TH AVE SW
011	543720	0090	4/3/06	\$490,000	1530	730	8	1985	3	9600	Y	N	150 S 294TH PL
011	515180	0025	8/23/04	\$351,500	1530	1010	8	1962	3	17850	N	N	1033 S 295TH PL
011	515180	0025	10/12/05	\$449,000	1530	1010	8	1962	3	17850	N	N	1033 S 295TH PL
011	039600	0110	3/10/04	\$241,550	1540	0	8	1968	4	11430	N	N	30012 6TH AVE SW
011	720510	0040	4/28/04	\$425,212	1540	1420	8	1976	4	13300	Y	N	29707 4TH AVE SW
011	720510	0040	7/26/06	\$547,884	1540	1420	8	1976	4	13300	Y	N	29707 4TH AVE SW
011	186270	0380	2/16/05	\$292,500	1550	590	8	1983	3	9000	N	N	29519 4TH AVE S
011	186270	0210	10/5/05	\$447,500	1560	1500	8	1980	3	10350	Y	N	29501 3RD AVE S

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	516200	0400	5/18/04	\$275,000	1560	1500	8	1977	3	12600	N	N	29310 13TH AVE S
011	515296	0080	11/9/05	\$524,000	1570	630	8	1977	4	9600	Y	N	28638 8TH PL S
011	720530	0060	9/20/04	\$295,000	1570	0	8	1968	4	12035	Y	N	29926 2ND PL SW
011	543721	0190	6/21/06	\$589,950	1580	1540	8	1975	4	7800	Y	N	104 S 295TH PL
011	515296	0330	8/1/05	\$499,750	1600	930	8	1975	3	9500	Y	N	1002 S 286TH PL
011	516200	0420	4/8/05	\$324,990	1610	840	8	1977	3	8250	N	N	1309 S 293RD PL
011	515160	0020	12/20/04	\$247,500	1620	0	8	1959	4	12000	N	N	1003 S 299TH PL
011	515160	0305	3/4/05	\$305,000	1620	1070	8	1958	4	12720	Y	N	927 S 296TH PL
011	515160	0070	10/20/05	\$264,200	1630	0	8	1959	3	12325	N	N	841 S 299TH PL
011	186270	0160	12/22/04	\$375,000	1640	1130	8	1980	3	10500	Y	N	324 S 295TH PL
011	186270	0130	6/24/04	\$303,900	1660	1000	8	1980	3	17000	Y	N	29411 4TH AVE S
011	516200	0360	4/12/06	\$342,950	1670	420	8	1977	4	8000	N	N	29326 13TH AVE S
011	720560	0010	5/30/06	\$395,000	1670	1400	8	1978	4	10925	N	N	29244 13TH PL S
011	515296	0600	8/7/06	\$495,000	1670	720	8	1975	4	11800	Y	N	28644 11TH AVE S
011	515220	0090	7/23/04	\$278,950	1680	0	8	1961	4	10500	N	N	803 S 301ST PL
011	516201	0050	8/14/06	\$372,500	1700	530	8	1977	3	10920	N	N	28941 12TH AVE S
011	515160	0240	6/23/05	\$389,305	1700	1700	8	1959	3	12540	Y	N	29607 9TH PL S
011	515190	0220	1/30/06	\$324,950	1710	480	8	1960	3	12000	N	N	29841 8TH AVE S
011	515296	0390	12/9/04	\$385,000	1710	600	8	1977	3	10025	Y	N	28701 11TH AVE S
011	543721	0160	3/6/06	\$625,000	1710	1550	8	1974	4	9200	Y	N	142 S 295TH ST
011	515160	0535	6/14/05	\$537,000	1710	1710	8	1956	4	18173	Y	N	928 S 296TH PL
011	543721	0110	11/5/04	\$374,450	1720	640	8	1977	3	8400	Y	N	164 S 295TH ST
011	186270	0190	2/2/06	\$560,000	1730	1350	8	1980	3	10880	Y	N	306 S 295TH PL
011	515180	0070	11/18/04	\$365,000	1730	1090	8	1961	3	16500	Y	N	1040 S 295TH PL
011	515180	0070	3/2/05	\$405,000	1730	1090	8	1961	3	16500	Y	N	1040 S 295TH PL
011	515180	0070	12/14/05	\$480,000	1730	1090	8	1961	3	16500	Y	N	1040 S 295TH PL
011	186270	0220	9/9/04	\$366,000	1740	600	8	1980	4	8034	Y	N	29507 3RD AVE S
011	515200	0210	10/18/05	\$397,500	1750	1530	8	1962	4	10880	N	N	611 S 301ST ST
011	515293	0050	8/28/06	\$532,000	1760	550	8	1978	4	10150	Y	N	823 S MARINE HILLS WAY
011	515190	0280	7/13/05	\$320,000	1770	0	8	1960	3	14630	N	N	639 S 298TH ST
011	515296	0460	8/4/06	\$469,990	1780	530	8	1975	3	12300	Y	N	1119 S 287TH PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	513720	0110	4/19/04	\$280,000	1790	0	8	1966	4	9858	N	N	29621 2ND AVE SW
011	515200	0220	4/6/06	\$477,450	1810	640	8	1961	4	10974	N	N	617 S 301ST ST
011	186270	0240	2/7/05	\$250,000	1820	0	8	1979	3	8240	N	N	29519 3RD AVE S
011	543720	0010	8/25/05	\$566,950	1820	1010	8	1974	3	8100	Y	N	103 S 294TH PL
011	515200	0090	8/4/04	\$309,500	1860	700	8	1963	4	12000	N	N	620 S 301ST ST
011	720530	0110	7/13/05	\$300,000	1870	0	8	1974	3	9486	Y	N	29838 3RD AVE SW
011	720520	0205	6/15/06	\$397,000	1870	840	8	1978	3	8750	N	N	707 SW 296TH ST
011	513700	0070	9/18/06	\$585,000	1920	600	8	1966	3	9440	Y	N	29916 2ND AVE SW
011	720580	0020	5/24/04	\$430,000	1950	1950	8	1968	4	13350	Y	N	28817 11TH AVE S
011	543720	0050	7/27/04	\$370,000	2010	0	8	1976	3	8750	Y	N	135 S 294TH PL
011	052104	9040	2/22/06	\$380,000	2030	0	8	1950	3	17784	Y	N	29854 1ST AVE S
011	720520	0010	11/17/05	\$497,500	2040	1140	8	1976	4	10584	Y	N	29605 7TH AVE SW
011	515190	0270	8/1/04	\$252,000	2130	0	8	1961	4	11550	N	N	649 S 298TH ST
011	720500	0190	10/26/06	\$419,000	2150	590	8	1966	3	10218	Y	N	29834 4TH AVE SW
011	186270	0300	6/9/05	\$349,950	2190	0	8	1983	3	9350	N	N	29600 3RD AVE S
011	515160	0335	3/10/05	\$395,000	2230	400	8	1969	4	12150	N	N	29644 9TH PL S
011	720360	0730	4/24/04	\$518,000	2240	0	8	2000	3	4243	Y	N	28440 SOUND VIEW DR S
011	720360	0730	4/30/06	\$756,657	2240	0	8	2000	3	4243	Y	N	28440 SOUND VIEW DR S
011	720510	0050	11/7/06	\$540,000	2280	780	8	1982	3	9540	Y	N	415 SW 297TH ST
011	720560	0060	4/5/06	\$334,000	2290	0	8	1979	3	8470	N	N	29214 13TH PL S
011	515296	0440	4/5/04	\$300,000	2390	0	8	1975	4	10500	Y	N	1107 S 287TH PL
011	515260	0010	6/15/04	\$249,950	2420	0	8	1966	3	10500	N	N	30202 8TH AVE S
011	515190	0120	3/28/06	\$435,000	2620	0	8	1961	4	12060	N	N	638 S 298TH ST
011	516200	0250	3/26/04	\$230,000	2700	0	8	1976	3	10850	N	N	29341 13TH AVE S
011	543720	0060	6/4/04	\$485,000	2820	0	8	1974	4	9450	Y	N	141 S 294TH PL
011	543720	0150	10/11/06	\$652,000	1420	1200	9	1976	3	8800	Y	N	104 S 294TH PL
011	515180	0065	5/26/04	\$372,500	1470	1200	9	1965	4	15225	Y	N	29522 9TH PL S
011	543720	0080	7/13/06	\$539,000	1490	1010	9	1979	3	15000	Y	N	151 S 294TH PL
011	720560	0080	6/26/06	\$449,950	1520	1070	9	1990	3	10000	N	N	29204 13TH PL S
011	515240	0050	10/28/05	\$594,000	1570	1280	9	1962	3	14260	Y	N	920 S 294TH PL
011	515296	0740	2/2/05	\$702,000	1630	1630	9	1979	4	13425	Y	N	28529 10TH AVE S

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Area 52
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	513730	0090	3/8/05	\$449,950	1650	600	9	1977	3	13375	Y	N	29634 2ND AVE SW
011	119600	2986	3/23/05	\$385,000	1680	1060	9	1966	3	13600	Y	N	529 SW 294TH ST
011	720570	0090	6/27/05	\$540,000	1700	880	9	1968	3	12750	Y	N	28938 11TH AVE S
011	720360	0150	2/21/06	\$945,000	1730	1410	9	1980	3	7876	Y	N	28758 4TH PL S
011	513710	0090	4/12/05	\$525,000	1730	1100	9	1977	3	9540	Y	N	105 SW 299TH PL
011	720580	0130	11/4/05	\$384,000	1730	1190	9	1963	3	18939	N	N	28910 12TH AVE S
011	515200	0290	6/24/04	\$280,000	1760	850	9	1963	4	10500	N	N	30207 8TH AVE S
011	515280	0130	9/13/05	\$301,600	1760	0	9	1975	3	11259	Y	N	822 S 293RD ST
011	515280	0130	3/24/06	\$433,000	1760	0	9	1975	3	11259	Y	N	822 S 293RD ST
011	513700	0150	10/11/05	\$510,000	1770	700	9	1977	3	9500	Y	N	205 SW 299TH PL
011	720570	0010	8/8/05	\$475,000	1800	1800	9	1976	3	11938	Y	N	1029 S 289TH ST
011	720532	0180	4/20/04	\$370,000	1810	1170	9	1978	4	8400	Y	N	29832 2ND PL SW
011	720580	0040	5/4/04	\$437,000	1820	1000	9	1972	4	15390	Y	N	28833 11TH AVE S
011	515180	0080	4/7/06	\$300,000	1870	900	9	1961	3	15730	Y	N	1018 S 295TH PL
011	515296	0270	2/23/05	\$436,100	1910	1530	9	1976	3	10600	Y	N	1036 S 286TH PL
011	720570	0040	8/17/05	\$620,000	1910	600	9	1963	3	12000	Y	N	28933 11TH AVE S
011	515290	0060	4/12/04	\$468,000	1970	970	9	1970	4	16480	Y	N	611 S 291ST ST
011	515210	0170	2/2/06	\$580,000	1980	1020	9	1961	3	44600	Y	N	707 S 295TH PL
011	515292	0210	10/31/05	\$667,500	2040	940	9	1977	3	13205	Y	N	29001 8TH AVE S
011	515296	0500	7/5/06	\$639,950	2100	930	9	1976	3	9825	Y	N	28716 11TH AVE S
011	515292	0230	3/23/05	\$555,000	2140	2020	9	1973	4	10000	Y	N	28822 8TH AVE S
011	515210	0030	10/17/05	\$365,000	2190	0	9	1961	4	13300	N	N	29415 9TH PL S
011	543720	0110	3/24/04	\$475,000	2200	2200	9	1980	4	10200	Y	N	140 S 294TH PL
011	515190	0010	12/7/04	\$389,995	2230	0	9	1969	4	12660	N	N	29600 8TH AVE S
011	119600	1590	3/23/04	\$420,000	2250	430	9	2000	3	16752	Y	N	323 SW 293RD ST
011	119600	1590	10/23/06	\$560,080	2250	430	9	2000	3	16752	Y	N	323 SW 293RD ST
011	119600	2945	10/9/06	\$650,000	2260	950	9	1991	3	11900	Y	N	509 SW 294TH ST
011	515210	0120	5/16/06	\$332,000	2260	0	9	1967	3	14000	N	N	815 S 295TH PL
011	515290	0080	9/27/06	\$725,000	2320	0	9	1970	3	16014	Y	N	631 S 291ST ST
011	515210	0060	8/23/04	\$367,100	2350	2060	9	1965	3	14000	Y	N	806 S 295TH PL
011	543720	0130	4/28/04	\$415,000	2370	0	9	1977	4	9500	Y	N	124 S 294TH PL

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Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	515280	0110	8/30/04	\$384,950	2400	0	9	1973	4	13708	N	N	912 S 293RD ST
011	515290	0100	5/10/04	\$414,000	2450	350	9	1975	3	16756	Y	N	715 S 291ST ST
011	052104	9168	5/2/06	\$675,000	2450	0	9	1990	3	20037	Y	N	28910 4TH PL S
011	515160	0370	7/12/05	\$470,000	2690	0	9	1993	3	13020	N	N	29621 11TH PL S
011	119600	3105	4/7/06	\$597,450	2740	350	9	1997	3	11376	N	N	319 SW 294TH ST
011	119600	1350	7/25/05	\$700,000	3050	0	9	1996	3	15000	Y	N	29309 2ND AVE SW
011	119600	3810	3/22/06	\$650,000	3080	0	9	2001	3	19150	N	N	11918 SW 250TH WY
011	515280	0190	4/20/05	\$695,000	3150	1350	9	1968	4	15312	Y	N	29315 8TH AVE S
011	543720	0160	5/1/06	\$755,000	3330	0	9	2000	3	9594	Y	N	29410 1ST AVE S
011	515270	0070	3/2/04	\$495,000	1910	1700	10	1971	3	22800	Y	N	29039 7TH PL S
011	515296	0010	2/3/06	\$679,500	2040	2040	10	1980	3	10025	Y	N	833 S MARINE HILLS WAY
011	515293	0190	1/24/06	\$845,000	2232	1391	10	1986	3	19022	Y	N	704 S 288TH LN
011	119600	3428	7/12/06	\$672,500	2360	0	10	1995	3	12750	N	N	29414 2ND AVE SW
011	515270	0050	4/24/06	\$635,000	2460	1220	10	1968	3	22000	Y	N	29219 7TH PL S
011	515330	0150	1/21/05	\$450,000	2540	1090	10	1991	3	10156	Y	N	914 S 291ST ST
011	515280	0160	10/26/04	\$525,000	2600	0	10	1966	3	13344	Y	N	764 S 293RD ST
011	891420	0340	7/29/04	\$475,000	2780	0	10	1994	3	9630	N	N	29920 1ST PL S
011	891420	0050	9/28/04	\$415,000	2830	0	10	1994	3	10762	N	N	30030 1ST PL S
011	891420	0330	3/2/05	\$485,000	2970	0	10	1994	3	9630	N	N	29932 1ST PL S
011	891420	0150	4/14/04	\$465,000	3010	0	10	1990	3	9618	N	N	30014 2ND CTS
011	119600	2942	11/7/06	\$790,000	3020	0	10	1994	3	17000	Y	N	29437 6TH AVE SW
011	515330	0190	3/8/05	\$710,000	3140	720	10	1991	3	9496	Y	N	29107 9TH PL S
011	891420	0240	8/24/04	\$465,000	3300	0	10	1993	3	9618	N	N	152 S 299TH PL
011	891420	0090	7/29/05	\$560,000	3430	0	10	1994	3	10640	N	N	135 S 300TH PL
011	119600	3940	8/10/04	\$707,500	3770	0	10	2000	3	12752	Y	N	393 SW 295TH PL
011	052104	9135	6/18/04	\$875,000	6160	1300	10	1990	3	16061	Y	N	108 S 293RD PL
011	515298	0120	11/2/04	\$815,500	2190	2240	11	1987	3	15375	Y	N	404 S 289TH ST
011	515293	0130	9/27/04	\$645,350	2370	850	11	1978	3	13786	Y	N	812 S MARINE HILLS WAY
011	515293	0130	1/11/05	\$660,000	2370	850	11	1978	3	13786	Y	N	812 S MARINE HILLS WAY
011	515298	0010	2/6/04	\$764,000	2420	1550	11	2004	3	15504	Y	N	28922 5TH AVE S
011	515298	0010	2/21/05	\$855,000	2420	1550	11	2004	3	15504	Y	N	28922 5TH AVE S

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Area 52
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	515330	0060	7/15/04	\$609,000	3480	1440	11	1990	3	10217	Y	N	933 S 291ST ST
014	416710	0295	10/7/04	\$824,500	910	0	6	1962	3	15681	Y	Y	3030 SW 301ST ST
014	416710	0240	10/11/05	\$287,500	1440	0	6	1925	3	16819	N	N	30018 31ST AVE SW
014	189850	0020	4/9/04	\$178,000	840	0	7	1967	3	9600	N	N	31615 54TH AVE SW
014	515320	0607	9/21/05	\$259,500	1000	500	7	1958	3	21336	N	N	1221 SW 304TH ST
014	189850	0090	9/19/05	\$215,000	1080	0	7	1968	3	9521	N	N	31855 54TH AVE SW
014	515320	0450	9/27/05	\$215,000	1090	0	7	1962	3	20900	N	N	30402 12TH AVE SW
014	189870	0060	5/4/04	\$188,500	1100	0	7	1970	3	9765	N	N	5005 SW 314TH PL
014	416770	0200	10/2/06	\$324,950	1100	1000	7	1966	3	9600	N	N	2427 SW 307TH ST
014	321020	0340	10/5/05	\$299,500	1100	540	7	1978	3	15840	N	N	5344 SW 316TH PL
014	416770	0090	12/15/04	\$244,950	1120	570	7	1963	3	9680	N	N	2232 SW 307TH ST
014	416770	0250	7/29/06	\$314,000	1120	1100	7	1963	3	9600	N	N	2223 SW 307TH ST
014	416760	0030	5/25/05	\$242,500	1120	850	7	1961	3	12054	N	N	30837 21ST AVE SW
014	321020	0356	6/21/05	\$235,000	1160	750	7	1968	3	14864	N	N	31529 53RD AVE SW
014	012103	9068	10/28/04	\$580,000	1160	850	7	1983	3	12196	Y	Y	30201 33RD AVE SW
014	321020	0373	8/10/06	\$269,950	1180	560	7	1978	3	9344	N	N	5108 SW 316TH PL
014	514930	0270	8/30/05	\$250,000	1180	510	7	1979	3	12675	N	N	1427 SW 306TH ST
014	514930	0270	4/11/06	\$350,350	1180	510	7	1979	3	12675	N	N	1427 SW 306TH ST
014	416790	0300	5/19/05	\$250,000	1190	480	7	1976	3	9720	N	N	2222 SW 308TH ST
014	515320	0455	7/26/05	\$240,500	1190	0	7	1950	3	24400	N	N	30168 12TH AVE SW
014	416730	0120	3/14/05	\$273,000	1200	800	7	1977	3	7140	N	N	30604 24TH AVE SW
014	321020	0357	7/8/05	\$236,000	1200	0	7	1967	3	10103	N	N	31527 53RD AVE SW
014	005100	0240	2/8/06	\$287,000	1220	830	7	1977	3	12741	N	N	30423 23RD AVE SW
014	189870	0140	7/26/06	\$263,450	1240	0	7	1971	3	9360	N	N	31430 50TH AVE SW
014	195460	0140	7/28/05	\$327,750	1240	600	7	1962	3	13500	Y	N	1007 SW 298TH ST
014	189870	0010	2/23/06	\$255,000	1250	0	7	1971	3	9500	N	N	31444 51ST AVE SW
014	515320	0661	7/14/06	\$189,000	1250	0	7	1955	3	18000	N	N	1444 SW DASH POINT RD
014	515320	0441	10/28/04	\$430,000	1270	530	7	1977	3	41630	N	N	1030 SW DASH POINT RD
014	184080	0065	5/11/06	\$299,950	1280	640	7	1973	3	15200	N	N	31008 50TH AVE SW
014	515320	0666	8/3/05	\$263,000	1280	620	7	1968	3	18000	N	N	1458 SW DASH POINT RD
014	515320	0666	8/1/06	\$354,000	1280	620	7	1968	3	18000	N	N	1458 SW DASH POINT RD

Improved Sales Used in this Annual Update Analysis
Area 52
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	515320	0427	6/23/05	\$290,000	1280	0	7	1986	3	35172	N	N	30149 10TH AVE SW
014	416770	0170	4/7/06	\$345,950	1300	1200	7	1966	3	10680	Y	N	2451 SW 307TH ST
014	416780	0070	9/14/06	\$335,000	1300	600	7	1968	3	10890	N	N	2400 SW 308TH PL
014	321020	0351	12/28/04	\$299,950	1300	710	7	1963	3	22000	N	N	5320 SW 316TH PL
014	515320	0480	8/1/05	\$318,000	1300	940	7	1963	3	27810	N	N	30030 12TH AVE SW
014	515320	0346	4/5/04	\$279,950	1310	610	7	1958	3	16000	N	N	30121 12TH AVE SW
014	195460	0125	12/28/04	\$250,000	1320	700	7	1973	3	13020	N	N	29834 11TH AVE SW
014	515320	0641	6/22/05	\$225,000	1320	700	7	1977	3	18000	N	N	1330 SW DASH POINT RD
014	515320	0396	4/16/04	\$199,000	1360	0	7	1962	3	15600	N	N	1440 SW 304TH ST
014	122103	9166	7/28/05	\$214,000	1360	0	7	1983	3	16555	N	N	30430 21ST AVE SW
014	416790	0190	8/23/05	\$259,950	1370	440	7	1976	3	10800	N	N	2236 SW 309TH ST
014	515320	0646	11/14/06	\$312,500	1380	1100	7	1957	3	18000	N	N	1346 SW DASH POINT RD
014	515320	0591	7/9/04	\$219,000	1400	0	7	1956	3	26500	N	N	1253 SW 304TH ST
014	515320	0681	2/25/05	\$206,250	1410	0	7	2003	3	18000	N	N	1538 SW DASH POINT RD
014	195460	0091	3/22/05	\$399,950	1420	990	7	1961	3	13485	Y	N	29856 12TH AVE SW
014	416730	0140	8/5/05	\$320,000	1430	500	7	1976	3	7548	N	N	2408 SW 306TH PL
014	416790	0180	11/29/04	\$209,000	1430	440	7	1976	3	8625	N	N	2239 SW 309TH ST
014	416790	0180	5/9/05	\$258,000	1430	440	7	1976	3	8625	N	N	2239 SW 309TH ST
014	515320	0505	6/1/06	\$295,975	1440	1140	7	1964	3	14940	N	N	30039 8TH AVE SW
014	416780	0150	8/26/04	\$269,900	1450	0	7	1968	3	9660	Y	N	30714 26TH AVE SW
014	416790	0230	6/16/05	\$311,000	1450	700	7	1975	3	11500	N	N	2216 SW 309TH PL
014	012103	9101	10/8/04	\$277,950	1460	0	7	1947	3	33105	N	N	30011 23RD AVE SW
014	012103	9101	7/6/06	\$425,000	1460	0	7	1947	3	33105	N	N	30011 23RD AVE SW
014	321020	0332	10/20/06	\$240,000	1480	0	7	1952	3	16500	N	N	5341 SW DASH POINT RD
014	515320	0486	10/25/05	\$269,450	1490	0	7	1955	3	27810	N	N	30020 12TH AVE SW
014	515320	0540	2/2/05	\$400,000	1500	0	7	1950	4	45000	Y	N	30022 10TH AVE SW
014	321020	0375	6/15/04	\$229,950	1560	0	7	1978	3	25584	N	N	5231 SW DASH POINT RD
014	178990	0080	7/19/06	\$250,000	1570	0	7	1981	3	15570	N	N	2216 SW DASH POINT RD
014	102103	9027	2/9/06	\$404,500	1630	0	7	1953	3	60984	N	N	5353 SW 316TH PL
014	142103	9078	11/26/04	\$377,000	1680	0	7	1966	3	40029	N	N	4415 SW 335TH ST
014	189870	0070	12/22/05	\$279,950	1730	0	7	1970	3	9555	N	N	31413 50TH AVE SW

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Area 52
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	416660	0391	8/7/06	\$358,000	1740	0	7	1919	3	11553	N	N	2832 SW 302ND PL
014	416660	0170	10/5/06	\$1,511,000	1800	180	7	1918	4	28542	Y	Y	2854 SW 300TH PL
014	515320	0581	7/15/04	\$230,000	1850	1010	7	1957	3	27000	N	N	1405 SW 304TH ST
014	195460	0141	10/17/06	\$334,750	1890	0	7	1958	3	10800	N	N	29804 11TH AVE SW
014	514930	0040	4/13/05	\$288,297	1930	0	7	1976	3	15000	N	N	1519 SW 308TH PL
014	515320	0410	4/12/05	\$248,000	2020	0	7	1962	3	15500	N	N	30037 10TH AVE SW
014	515320	0410	3/27/06	\$395,000	2020	0	7	1962	3	15500	N	N	30037 10TH AVE SW
014	416770	0120	7/28/05	\$290,000	2120	0	7	1966	3	9600	N	N	2420 SW 307TH ST
014	189831	0460	12/15/05	\$245,800	1000	0	8	1984	3	7882	N	N	32415 51ST AVE SW
014	189830	0310	4/13/05	\$246,000	1030	380	8	1986	3	7237	N	N	32600 51ST PL SW
014	873219	1040	8/8/06	\$324,400	1080	720	8	1979	3	7420	N	N	32615 49TH CT SW
014	873219	0840	4/25/06	\$319,950	1080	720	8	1979	4	8400	N	N	32604 49TH CT SW
014	189831	0170	4/15/05	\$298,250	1100	620	8	1987	3	17993	N	N	5416 SW 326TH CT
014	873218	0170	8/18/04	\$216,000	1120	310	8	1985	3	7297	N	N	4518 SW 327TH ST
014	873218	0200	3/1/06	\$289,000	1130	310	8	1985	3	7225	N	N	32611 45TH CT SW
014	873219	0360	5/4/04	\$228,100	1130	820	8	1978	3	8960	N	N	4937 SW 324TH PL
014	873218	0130	4/8/04	\$245,000	1130	310	8	1985	3	10010	N	N	32606 46TH CT SW
014	873219	0390	2/10/06	\$296,000	1140	720	8	1978	3	8424	N	N	4911 SW 324TH PL
014	873219	0990	9/19/05	\$288,500	1170	840	8	1979	3	7350	N	N	4908 SW 327TH PL
014	873219	0950	4/13/06	\$304,000	1170	400	8	1979	3	9000	N	N	32642 50TH PL SW
014	211572	0210	3/14/05	\$241,950	1220	0	8	1987	3	5000	N	N	4803 SW 315TH PL
014	211570	0180	9/15/04	\$260,000	1220	930	8	1980	3	7650	N	N	31236 47TH PL SW
014	873219	0330	1/26/04	\$235,000	1240	810	8	1979	3	7725	N	N	32430 50TH PL SW
014	189831	0090	7/19/04	\$253,000	1240	360	8	1987	3	7613	N	N	5128 SW 324TH PL
014	873219	0330	4/10/06	\$350,000	1240	810	8	1979	3	7725	N	N	32430 50TH PL SW
014	873219	0480	10/12/06	\$317,000	1280	480	8	1979	3	10500	N	N	4703 SW 325TH PL
014	189830	0020	7/8/04	\$242,349	1290	480	8	1983	3	7257	N	N	32424 51ST AVE SW
014	211572	0420	12/8/05	\$264,950	1300	0	8	1987	3	5000	N	N	31423 47TH PL SW
014	873218	0140	11/15/04	\$253,950	1300	290	8	1986	3	10031	N	N	32610 46TH CT SW
014	211570	0200	10/21/04	\$267,000	1310	1030	8	1979	3	8400	N	N	31220 47TH PL SW
014	873219	0110	8/3/06	\$304,950	1330	980	8	1979	3	8400	N	N	4810 SW 325TH PL

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	211572	0240	8/15/06	\$265,000	1340	0	8	1986	3	5000	N	N	4745 SW 315TH PL
014	873219	0430	3/22/06	\$278,354	1340	410	8	1978	3	7150	N	N	32436 50TH CT SW
014	012103	9025	3/4/05	\$290,000	1340	460	8	1979	3	43124	N	N	30331 18TH AVE SW
014	211572	0080	2/23/04	\$208,000	1350	0	8	1985	3	5003	N	N	4748 SW 314TH PL
014	189830	0170	7/6/04	\$212,200	1370	0	8	1983	3	8380	N	N	32533 52ND PL SW
014	873219	0440	5/19/06	\$328,000	1380	960	8	1978	3	7000	N	N	32428 50TH CT SW
014	085050	0090	8/23/06	\$350,000	1380	770	8	1976	3	15051	N	N	30328 19TH PL SW
014	873219	0680	2/10/05	\$242,000	1390	460	8	1979	3	7500	N	N	32633 50TH PL SW
014	873219	0670	12/16/05	\$295,000	1390	380	8	1979	3	7500	N	N	32625 50TH PL SW
014	873219	0320	8/15/06	\$329,950	1390	940	8	1979	3	7931	N	N	32438 50TH PL SW
014	195460	0200	2/25/05	\$352,000	1400	400	8	1967	3	11160	Y	N	29834 10TH AVE SW
014	893750	0050	10/17/05	\$332,000	1400	500	8	1975	3	15525	N	N	30217 24TH AVE SW
014	893750	0050	8/11/06	\$393,900	1400	500	8	1975	3	15525	N	N	30217 24TH AVE SW
014	893750	0220	10/11/06	\$500,000	1400	690	8	1964	3	15950	Y	N	29844 24TH AVE SW
014	189832	0220	7/6/05	\$299,450	1410	540	8	1986	3	9600	N	N	5131 SW 327TH PL
014	873219	0450	5/7/04	\$220,000	1420	580	8	1978	3	7200	N	N	32425 50TH CT SW
014	189831	0390	7/24/06	\$299,000	1420	0	8	1984	3	8257	N	N	5217 SW 324TH PL
014	893750	0160	5/31/05	\$370,500	1420	0	8	1964	3	17050	N	N	30040 24TH AVE SW
014	873218	0060	2/14/06	\$285,500	1440	0	8	1985	3	8792	N	N	4616 SW 327TH ST
014	893750	0100	6/27/05	\$323,000	1440	770	8	1966	3	17600	N	N	30244 24TH AVE SW
014	122103	9145	3/29/05	\$335,000	1480	520	8	1977	3	15246	N	N	2003 SW 304TH ST
014	189831	0340	4/20/06	\$300,000	1480	0	8	1984	3	12115	N	N	32417 53RD PL SW
014	416660	0676	10/23/06	\$465,000	1480	1200	8	1969	3	18500	Y	N	2618 SW 308TH ST
014	515320	0411	12/5/05	\$418,000	1490	1440	8	1995	3	15700	N	N	30041 10TH AVE SW
014	189890	0280	6/21/04	\$316,999	1500	880	8	1999	3	20271	N	N	33107 47TH AVE W
014	211570	0110	4/12/04	\$260,000	1510	790	8	1980	3	7700	N	N	4739 SW 313TH PL
014	189830	0050	7/28/04	\$214,950	1510	0	8	1983	3	8329	N	N	32427 51ST AVE SW
014	416770	0210	7/27/05	\$242,000	1520	0	8	1966	3	9600	N	N	2419 SW 307TH ST
014	893750	0040	9/29/06	\$329,900	1520	0	8	1968	3	14375	N	N	30225 24TH AVE SW
014	085050	0040	3/2/04	\$275,000	1540	880	8	1976	3	16200	N	N	30300 19TH PL SW
014	085050	0040	5/11/06	\$348,000	1540	880	8	1976	3	16200	N	N	30300 19TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	189830	0040	6/12/06	\$294,000	1550	0	8	1983	3	7754	N	N	32421 51ST AVE SW
014	515320	0407	6/26/06	\$449,950	1580	1200	8	1975	3	12000	Y	N	30031 10TH AVE SW
014	005100	0220	1/19/06	\$339,950	1600	880	8	1977	4	13125	N	N	30435 23RD AVE SW
014	873218	0220	1/5/05	\$251,500	1610	0	8	1989	3	9982	N	N	32601 45TH CT SW
014	873218	0150	2/14/05	\$257,000	1620	0	8	1986	3	7647	N	N	32616 46TH CT SW
014	515320	0345	5/25/05	\$310,000	1620	930	8	1960	4	16000	N	N	30129 12TH AVE SW
014	211572	0020	3/10/04	\$233,000	1650	0	8	1987	3	5000	N	N	4712 SW 314TH PL
014	189832	0280	11/13/06	\$335,000	1660	0	8	1986	3	7746	N	N	32712 51ST PL SW
014	211572	0180	8/28/06	\$300,000	1670	0	8	1987	3	5000	N	N	31445 48TH PL SW
014	189832	0110	6/21/04	\$251,300	1690	0	8	1987	3	8855	N	N	5141 SW 326TH PL
014	211572	0450	4/24/06	\$365,000	1720	920	8	1986	3	5000	N	N	4726 SW 315TH PL
014	211572	0340	4/2/04	\$228,000	1730	0	8	1987	3	5000	N	N	31438 47TH PL SW
014	661350	0020	7/26/06	\$795,000	1730	0	8	1978	3	24720	Y	Y	3608 SW DASH POINT RD
014	184090	0015	8/1/05	\$330,000	1750	520	8	1982	3	14250	N	N	31015 50TH AVE SW
014	893760	0010	3/13/06	\$379,950	1750	0	8	1975	3	14112	N	N	30254 25TH AVE SW
014	189831	0250	10/21/04	\$254,950	1790	0	8	1988	3	7399	N	N	5319 SW 326TH ST
014	189831	0250	3/28/06	\$327,950	1790	0	8	1988	3	7399	N	N	5319 SW 326TH ST
014	178990	0075	6/16/06	\$380,000	1800	0	8	1959	4	24534	N	N	2225 SW 313TH ST
014	178990	0060	1/27/06	\$425,000	1800	560	8	1959	3	31336	N	N	2253 SW 313TH ST
014	189831	0290	7/22/04	\$245,000	1820	0	8	1987	3	10583	N	N	5328 SW 326TH ST
014	189890	0180	5/5/05	\$435,000	1820	880	8	1999	3	14897	N	N	4622 SW 330TH CT
014	189831	0100	4/28/05	\$287,000	1830	0	8	1987	3	8514	N	N	5134 SW 324TH PL
014	189831	0100	8/1/06	\$320,000	1830	0	8	1987	3	8514	N	N	5134 SW 324TH PL
014	416660	0652	1/30/06	\$463,670	1830	1130	8	1986	3	21652	Y	N	30425 26TH AVE S
014	189831	0380	9/28/04	\$257,500	1850	0	8	1984	3	9066	N	N	5225 SW 324TH PL
014	189831	0360	6/20/05	\$285,500	1850	0	8	1987	3	8387	N	N	32412 53RD PL SW
014	189832	0270	10/20/04	\$268,500	1870	0	8	1987	3	10105	N	N	32720 51ST PL SW
014	515320	0030	8/11/05	\$660,000	1870	820	8	1987	3	15000	Y	N	1247 SW 296TH ST
014	515320	0030	2/22/06	\$709,500	1870	820	8	1987	3	15000	Y	N	1247 SW 296TH ST
014	802950	0230	9/1/05	\$356,000	1900	0	8	1988	3	9570	N	N	32823 47TH AVE SW
014	189832	0310	8/30/05	\$299,500	1910	0	8	1987	3	7766	N	N	32640 51ST PL SW

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	211572	0550	1/5/04	\$243,500	1920	0	8	1987	3	5000	N	N	4737 SW 314TH PL
014	873218	0280	7/21/04	\$261,000	1950	0	8	1985	3	7200	N	N	4607 SW 327TH ST
014	189890	0060	2/12/04	\$280,000	1960	0	8	1999	3	8853	N	N	4630 SW 333RD CT
014	189890	0250	9/14/05	\$349,950	1960	0	8	1999	3	11602	N	N	33019 47TH AVE SW
014	189890	0060	8/29/05	\$349,500	1960	0	8	1999	3	8853	N	N	4630 SW 333RD CT
014	012103	9032	10/24/05	\$533,000	1970	1780	8	1966	4	26136	Y	N	29926 21ST AVE SW
014	211570	0210	8/17/05	\$290,000	1980	0	8	1980	3	8400	N	N	4720 SW 312TH PL
014	941269	0010	5/10/05	\$313,000	1990	0	8	1998	3	9600	N	N	30724 21ST AVE SW
014	189831	0330	8/18/04	\$269,900	2010	0	8	1984	3	8794	N	N	32413 53RD PL SW
014	189831	0330	10/13/06	\$339,000	2010	0	8	1984	3	8794	N	N	32413 53RD PL SW
014	178980	0015	7/7/04	\$364,000	2010	0	8	1958	3	37538	N	N	31206 22ND AVE SW
014	211572	0370	3/10/05	\$268,500	2030	0	8	1985	3	5000	N	N	31420 47TH PL SW
014	211572	0370	11/8/05	\$319,000	2030	0	8	1985	3	5000	N	N	31420 47TH PL SW
014	941269	0040	10/18/04	\$324,000	2040	0	8	1998	3	9600	N	N	30816 21ST AVE SW
014	873218	0290	11/4/04	\$269,950	2050	0	8	1985	3	7200	N	N	4613 SW 327TH ST
014	515320	0350	1/25/05	\$303,000	2080	680	8	1974	4	16000	N	N	30143 12TH AVE SW
014	211572	0510	4/5/05	\$272,000	2090	0	8	1986	3	5000	N	N	31434 48TH PL SW
014	873219	0280	5/19/04	\$225,000	2090	0	8	1979	3	8064	N	N	32415 50TH PL SW
014	189890	0030	6/21/04	\$314,950	2100	0	8	1999	3	11303	N	N	4621 SW 333RD CT
014	189890	0170	6/25/04	\$350,000	2100	840	8	1999	4	13133	N	N	4623 SW 330TH CT
014	515320	0185	9/15/05	\$574,500	2100	1660	8	1977	3	23300	Y	N	1234 SW 300TH PL
014	515320	0185	7/26/06	\$709,000	2100	1660	8	1977	3	23300	Y	N	1234 SW 300TH PL
014	802950	0160	9/21/05	\$349,950	2150	0	8	1989	3	7339	N	N	4627 SW 328TH PL
014	515320	0046	5/27/04	\$430,000	2180	1330	8	1961	4	15030	Y	N	1425 SW 296TH ST
014	119600	2795	3/12/04	\$420,000	2240	720	8	1994	3	13000	Y	N	29417 7TH AVE SW
014	122103	9161	7/21/05	\$384,500	2390	600	8	1981	3	44866	N	N	1851 SW 304TH ST
014	515320	0010	6/23/04	\$590,000	2400	930	8	1988	3	17616	Y	N	29633 MARINE VIEW DR SW
014	184090	0035	7/21/05	\$570,000	2590	1080	8	1980	3	14378	Y	N	30903 45TH PL SW
014	189890	0120	6/2/04	\$339,950	2660	0	8	1999	3	15730	N	N	33032 47TH AVE SW
014	189890	0120	6/9/06	\$459,500	2660	0	8	1999	3	15730	N	N	33032 47TH AVE SW
014	189890	0050	7/3/06	\$449,950	2660	0	8	1999	3	15037	N	N	4624 SW 333RD ST

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	189890	0080	7/19/05	\$410,000	2680	0	8	1999	3	14707	N	N	33128 47TH AVE SW
014	211570	0130	3/23/06	\$361,500	2790	0	8	1980	3	7560	N	N	4729 SW 313TH PL
014	893760	0120	6/28/06	\$700,000	1900	1080	9	1975	3	12350	Y	N	30165 25TH AVE SW
014	802950	0080	8/15/05	\$425,000	1960	0	9	1990	3	8037	N	N	4605 SW 328TH PL
014	195460	0150	6/15/06	\$529,950	2250	1220	9	1998	3	13950	N	N	29816 9TH AVE SW
014	058755	0360	3/30/05	\$450,000	2300	0	9	1989	3	34693	Y	N	30812 36TH CT SW
014	802950	0060	12/20/05	\$429,700	2320	0	9	1989	3	9719	N	N	4610 SW 328TH PL
014	802951	0050	3/14/06	\$420,000	2350	0	9	1991	3	10678	N	N	32817 49TH AVE SW
014	802952	0055	5/2/05	\$465,000	2360	830	9	2002	3	9450	Y	N	33129 49TH AVE SW
014	802950	0090	9/23/05	\$433,950	2370	530	9	1993	3	7496	N	N	4609 SW 328TH PL
014	802950	0030	4/21/04	\$300,000	2380	0	9	1988	3	8258	N	N	4628 SW 328TH PL
014	195460	0170	7/20/05	\$534,500	2410	0	9	1990	3	13950	N	N	29848 9TH AVE SW
014	802950	0500	8/19/04	\$400,000	2420	870	9	1990	3	8086	N	N	32910 48TH AVE SW
014	802950	0640	1/11/06	\$515,000	2440	1450	9	1990	3	9682	N	N	32906 46TH CT SW
014	802951	0060	1/18/06	\$399,950	2450	0	9	1991	3	9812	N	N	32823 49TH AVE SW
014	189820	0110	4/11/06	\$472,000	2560	0	9	1989	3	9701	N	N	4621 SW 327TH PL
014	802950	0570	3/16/05	\$392,000	2590	200	9	1989	3	9193	N	N	32902 47TH AVE SW
014	893750	0200	8/29/06	\$549,000	2610	0	9	1966	4	16200	N	N	30012 24TH AVE SW
014	802951	0300	4/22/05	\$406,500	2680	0	9	1992	3	10565	N	N	32912 49TH AVE SW
014	058755	0170	7/15/04	\$525,000	2690	0	9	1989	3	15650	Y	N	31113 36TH AVE SW
014	893750	0330	6/15/05	\$664,000	2810	0	9	1974	3	17575	Y	N	30009 24TH AVE SW
014	802950	0520	6/13/06	\$454,950	2880	0	9	1988	3	8280	N	N	32903 47TH AVE SW
014	416710	0275	7/20/04	\$450,000	2990	0	9	1989	3	14800	N	N	30051 30TH AVE SW
014	416660	0673	5/5/06	\$699,900	3001	0	9	1974	4	35490	Y	N	2615 SW 306TH PL
014	119600	4560	8/15/05	\$800,000	3050	1400	9	1989	3	11261	Y	N	926 SW 296TH ST
014	122103	9001	4/2/05	\$699,950	3390	0	9	1987	3	116826	N	N	1827 SW 304TH ST
014	802952	0210	6/12/06	\$554,325	3640	0	9	1992	3	11721	N	N	4935 SW 329TH WAY
014	112103	9058	2/17/05	\$795,000	3660	1080	9	1982	3	32234	Y	Y	30855 50TH PL SW
014	195460	0040	6/15/04	\$523,500	4050	0	9	1968	3	14000	Y	N	29605 11TH AVE SW
014	058755	0130	7/14/04	\$442,000	2050	820	10	1993	3	9683	Y	N	3613 SW 311TH LN
014	802952	0050	7/29/04	\$427,000	2320	530	10	1999	3	10080	Y	N	33105 49TH AVE SW

Improved Sales Used in this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
014	058755	0310	3/28/05	\$640,000	2510	820	10	1990	3	26700	Y	N	30900 36TH AVE SW
014	058755	0230	8/24/06	\$715,000	2510	0	10	1989	3	25180	Y	N	3517 SW 310TH CT
014	119600	4695	10/18/04	\$710,000	2570	690	10	1991	3	16101	Y	N	29514 12TH AVE SW
014	802951	0150	7/29/04	\$470,000	2700	1440	10	1990	3	12390	Y	N	32920 49TH PL SW
014	058755	0490	8/31/06	\$990,000	2860	1540	10	1989	3	14220	Y	N	30939 36TH AVE SW
014	802951	0230	4/11/05	\$584,900	2980	0	10	1991	3	11424	Y	N	4923 SW 330TH ST
014	889420	0130	5/30/06	\$705,000	3053	0	10	2005	3	9617	N	N	30419 24TH AVE SW
014	802951	0240	9/18/04	\$589,500	3170	1630	10	1993	3	11189	Y	N	4915 SW 330TH ST
014	802951	0180	1/12/05	\$580,000	3170	1180	10	1993	3	13664	Y	N	32915 49TH PL SW
014	889420	0100	9/26/05	\$689,950	3186	0	10	2005	3	9651	N	N	30511 24TH AVE SW
014	889420	0170	9/23/05	\$699,950	3186	0	10	2005	3	10853	N	N	2415 SW 305TH ST
014	802951	0210	8/15/06	\$649,950	3210	0	10	1990	3	9450	Y	N	32933 49TH PL SW
014	889420	0050	10/12/06	\$711,000	3336	0	10	2006	3	9773	N	N	30502 24TH AVE SW
014	005070	0010	9/25/06	\$592,000	3340	0	10	1990	3	15295	N	N	30323 17TH AVE SW
014	889420	0070	8/24/05	\$735,000	3353	0	10	2005	3	9773	N	N	30512 24TH AVE SW
014	889420	0110	9/26/05	\$699,950	3415	0	10	2005	3	10013	N	N	30505 24TH AVE SW
014	058755	0510	8/12/04	\$615,000	3430	0	10	1989	3	14508	Y	N	31013 36TH AVE SW
014	005050	0080	12/8/05	\$650,000	3450	0	10	1989	3	15001	Y	N	30137 16TH AVE SW
014	012103	9119	3/18/04	\$579,500	3680	0	10	1998	3	28314	Y	N	30019 21ST AVE SW
014	005050	0010	9/9/05	\$753,000	3740	0	10	1993	3	22632	Y	N	30015 16TH AVE SW
014	005070	0160	5/16/06	\$882,000	4710	0	10	1993	3	15427	N	N	30230 17TH AVE SW
014	058755	0450	4/7/04	\$611,000	4960	0	10	1991	3	13819	Y	N	3623 SW 309TH ST
014	005050	0030	11/14/05	\$1,010,000	2970	2440	11	1991	3	15002	Y	N	30035 16TH AVE SW
014	661350	0040	9/24/04	\$892,000	2970	1320	11	1990	3	30549	Y	Y	3626 SW DASH POINT RD
014	058755	0540	3/30/04	\$695,000	3560	1450	11	1993	3	14130	Y	N	30924 37TH PL SW
014	515320	0155	9/20/06	\$659,000	3590	0	11	1966	4	23800	Y	N	29880 MARINE VIEW DR SW
014	112103	9014	6/28/06	\$899,000	4620	0	11	2004	3	38332	N	N	4304 SW DASH POINT RD
014	005070	0130	3/2/06	\$870,000	4930	0	11	1993	3	15427	Y	N	30200 17TH AVE SW

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	052104	9074	8/31/04	\$395,000	RELOCATION - SALE TO SERVICE;
009	052104	9078	5/2/06	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	052104	9081	11/19/04	\$165,000	1031 TRADE;DORRatio
009	119600	0315	7/20/06	\$1,690,000	ActivePermitBeforeSale>25K%Compl
009	119600	0315	2/4/05	\$395,000	DORRatio%Compl
009	322204	9027	7/15/05	\$820,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
009	322204	9119	3/1/05	\$600,000	STATEMENT TO DOR;ActivePermitBeforeSale>25K
009	506740	0043	8/25/04	\$425,000	Diagnostic Outlier-SAS
009	506740	0043	8/22/05	\$399,990	NON-REPRESENTATIVE SALE;
009	506740	0120	1/12/04	\$1,300,000	ImpCount
009	506840	0095	2/3/05	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;DORRatio
009	720360	0360	3/12/04	\$420,000	Lack of Representation- Fair Condition
009	720360	0655	10/20/06	\$625,000	ImpCount
009	720420	0070	5/12/04	\$1,295,000	Lack of Representation-Grade 12
009	953660	0270	6/23/06	\$512,000	Diagnostic Outlier-SAS
009	953660	0322	12/23/05	\$229,950	Lack of Represenation-Lot size < 3000 Sq Ft
009	953660	0639	4/7/06	\$440,000	ActivePermitBeforeSale>25K
009	953660	0639	6/27/06	\$339,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
009	953660	0640	4/24/06	\$660,000	PrevImp<=25
009	953660	1270	5/11/04	\$200,000	DORRatio
010	087390	0240	6/14/04	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	292204	9084	8/6/05	\$63,813	QUIT CLAIM DEED; STATEMENT TO DOR;DORRatio
010	322204	9012	9/6/05	\$350,000	%Compl
010	322204	9109	7/5/06	\$250,000	QUIT CLAIM DEED;
010	322204	9110	10/18/06	\$749,000	Lack of Represenation-Over 3 acre
010	322204	9153	11/20/04	\$220,000	DORRatio;%Compl
010	322204	9172	8/10/04	\$1,450,000	Lack of Representation-Grade 12
010	322204	9173	1/6/05	\$920,000	ActivePermitBeforeSale>25K
010	322204	9184	1/3/06	\$200,000	DORRatio;%Compl
010	322204	9186	1/3/06	\$160,000	DORRatio;%Compl
010	419300	0020	8/6/04	\$175,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	419300	0030	12/18/04	\$150,000	NON-REPRESENTATIVE SALE;
010	419300	0070	7/6/04	\$180,000	Lack of Representation- Fair Condition
010	419300	0070	10/12/06	\$270,500	Sale Price does not appear to reflect assessors data
010	419300	0090	2/18/05	\$233,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	506740	0155	1/27/06	\$402,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	506740	0159	7/7/04	\$52,000	DORRatio
010	506840	0117	3/29/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	516210	0530	6/20/06	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	638510	0170	9/8/05	\$119,000	QUIT CLAIM DEED;
010	720300	0055	5/17/04	\$219,000	Lack of Representation- Fair Condition
010	720300	0500	3/16/05	\$268,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	720300	0528	9/23/05	\$132,000	DORRatio;Obsol
010	720360	1405	10/5/05	\$200,000	Lack of Representation-Grade 4
010	720360	1411	6/5/06	\$285,000	Lack of Representation-Grade 4

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	720360	1450	9/5/06	\$695,000	Lack of Representation-2.5 Story
010	720360	1465	2/27/04	\$203,000	MOBILE HOME;
010	720360	1680	6/9/05	\$245,000	PARTIAL INTEREST (1/3, 1/2, Etc.); ;
010	720360	1680	5/19/05	\$245,000	PARTIAL INTEREST (1/3, 1/2, Etc.); ;
010	720360	1680	4/18/06	\$219,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
010	720540	0012	1/16/04	\$220,750	Diagnostic Outlier-SAS
010	720540	0014	2/4/04	\$229,950	Diagnostic Outlier-SAS
010	752270	0130	2/3/04	\$218,389	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	752400	0010	5/12/06	\$116,000	PARTIAL INTEREST (1/3, 1/2, Etc.); DORRatio
010	752410	0080	7/11/05	\$230,700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
010	752410	0120	5/7/04	\$218,000	RELOCATION - SALE TO SERVICE;
010	752410	0300	3/7/06	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	953660	0325	2/10/05	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	953660	0380	3/26/04	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	953660	0380	1/26/05	\$305,000	RELOCATION - SALE TO SERVICE;
010	953660	1086	3/14/05	\$200,000	QUIT CLAIM DEED;
010	953660	1110	6/9/05	\$210,000	Lack of Representation- Fair Condition
010	953660	1545	10/26/05	\$300,000	ActivePermitBeforeSale>25K;%Compl
010	953660	1545	2/25/05	\$110,000	DORRatio;%Compl
010	953660	1655	2/22/06	\$600,000	Sale Price does not appear to reflect assessors data
010	953660	1759	1/12/04	\$115,000	DORRatio
010	953720	0020	1/27/05	\$169,699	QUIT CLAIM DEED;
010	953800	0040	12/21/04	\$80,246	QUIT CLAIM DEED;
011	039600	0150	10/27/05	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	052104	9038	1/10/04	\$190,000	QUIT CLAIM DEED;
011	052104	9168	5/2/06	\$675,000	RELOCATION - SALE TO SERVICE;
011	052104	9218	11/24/04	\$152,000	DORRatio;%Compl
011	062104	9130	3/16/05	\$850,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	119600	0840	1/21/05	\$289,000	%Compl
011	119600	3407	5/11/06	\$458,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	186270	0380	12/29/04	\$285,000	RELOCATION - SALE TO SERVICE;
011	513700	0070	11/10/05	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	513730	0100	9/15/05	\$73,028	QUIT CLAIM DEED;
011	514980	0040	8/29/06	\$273,100	EXEMPT FROM EXCISE TAX;
011	515160	0330	5/7/04	\$155,000	DORRatio
011	515160	0535	6/14/05	\$537,000	RELOCATION - SALE TO SERVICE;
011	515200	0010	4/12/05	\$345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	515200	0290	3/12/04	\$222,700	EXEMPT FROM EXCISE TAX;
011	515220	0090	7/19/04	\$52,500	QUIT CLAIM DEED; DORRatio
011	515260	0030	9/15/04	\$309,712	QUIT CLAIM DEED;
011	515280	0190	4/11/05	\$695,000	RELOCATION - SALE TO SERVICE;
011	515291	0030	4/21/05	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	515291	0060	3/27/06	\$845,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	515291	0100	2/26/04	\$765,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	515296	0400	2/23/06	\$134,000	QUIT CLAIM DEED; DORRatio
011	515296	0660	3/3/06	\$500,000	QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	515296	0780	3/26/05	\$159,000	DORRatio;%Compl
011	515330	0030	2/3/05	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
011	516200	0290	8/17/05	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	692860	0250	6/8/06	\$98,261	QUIT CLAIM DEED;
011	720360	0120	4/20/06	\$365,000	Lack of Representation-Grade5
011	720360	0230	1/20/06	\$565,000	Lack of Representation-3 Story
011	720360	0490	2/10/06	\$575,000	Lack of Representation-Grade 5
011	720500	0220	2/10/06	\$698,500	Sale Price does not appear to reflect assessors data
011	720560	0140	10/26/04	\$41,674	QUIT CLAIM DEED;
011	720580	0100	11/23/05	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
011	891420	0340	7/29/04	\$475,000	RELOCATION - SALE TO SERVICE;
014	005070	0070	2/14/05	\$225,000	DORRatio
014	005070	0180	3/13/06	\$181,123	QUIT CLAIM DEED;
014	012103	9058	5/30/06	\$700,000	Obsol
014	012103	9094	7/5/06	\$469,000	Lack of Representation-Poor Condition
014	062104	9047	7/16/04	\$630,000	%Compl
014	102103	9007	7/9/04	\$234,500	DORRatio
014	112103	9031	4/24/06	\$1,770,000	Lack of Representation-Grade 12
014	112103	9031	2/9/05	\$425,000	DORRatio
014	119600	2795	3/13/04	\$420,000	RELOCATION - SALE TO SERVICE;
014	142103	9060	9/13/06	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	184090	0020	4/23/04	\$38,646	QUIT CLAIM DEED;
014	184090	0045	11/18/05	\$410,000	Obsol
014	189831	0080	10/20/04	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	189850	0040	9/23/04	\$130,000	NON-REPRESENTATIVE SALE;
014	189890	0120	6/17/04	\$339,950	RELOCATION - SALE TO SERVICE;
014	189890	0180	4/28/05	\$435,000	RELOCATION - SALE TO SERVICE;
014	195460	0090	7/19/06	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	195460	0115	5/9/05	\$390,000	UnfinArea
014	195460	0115	7/27/04	\$350,000	UnfinArea
014	195460	0115	7/27/04	\$350,000	UNFINAREA
014	195460	0120	2/8/05	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	195460	0150	6/12/06	\$529,950	RELOCATION - SALE BY SERVICE
014	195460	0196	1/18/05	\$500,000	NON-REPRESENTATIVE SALE;
014	211570	0200	10/20/04	\$267,000	RELOCATION - SALE TO SERVICE;
014	211572	0150	8/11/04	\$224,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	211572	0330	10/2/06	\$324,900	Obsol
014	211572	0420	12/8/05	\$264,950	CORRECTION DEED;
014	321020	0235	12/2/04	\$299,950	Lack of Representation-Grade 5
014	321020	0351	3/18/04	\$176,000	BUILDER OR DEVELOPER SALES;
014	416730	0060	4/28/06	\$135,000	QUIT CLAIM DEED;
014	416730	0120	6/7/04	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
014	416730	0120	1/23/04	\$209,235	FORCED SALE; EXEMPT FROM EXCISE TAX;
014	416770	0160	12/3/04	\$195,500	NON-REPRESENTATIVE SALE
014	416770	0290	8/16/04	\$135,000	NON-REPRESENTATIVE SALE;
014	416780	0050	3/2/05	\$102,771	QUIT CLAIM DEED;

Improved Sales Removed from this Annual Update Analysis
Area 52
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
014	515320	0360	10/12/06	\$163,516	NON-REPRESENTATIVE SALE
014	515320	0370	8/28/06	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	515320	0395	12/30/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0405	3/30/04	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0470	7/26/04	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	515320	0475	7/11/05	\$286,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0476	2/9/06	\$308,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0525	12/29/04	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0637	7/9/04	\$179,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	515320	0662	2/9/05	\$224,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	802950	0330	6/23/04	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
014	802950	0650	5/5/05	\$390,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
014	802951	0230	3/30/05	\$584,900	RELOCATION - SALE TO SERVICE;
014	873219	0400	5/18/04	\$29,477	QUIT CLAIM DEED; PARTIAL INTEREST (13, 12, Etc.);
014	889420	0010	12/22/04	\$160,000	DORRatio
014	889420	0020	3/8/05	\$176,940	DORRatio
014	889420	0030	12/23/04	\$165,000	DORRatio
014	889420	0040	12/23/04	\$205,000	DORRatio
014	889420	0050	3/23/05	\$270,000	Land Sale
014	889420	0060	12/22/04	\$190,000	DORRatio
014	889420	0070	12/23/04	\$185,000	DORRatio
014	889420	0090	12/22/04	\$170,000	DORRatio
014	889420	0130	1/20/05	\$255,000	Land Sale
014	889420	0140	7/18/06	\$1,125,000	Diagnostic Outlier-SAS
014	889420	0140	12/23/04	\$250,000	DORRatio
014	889420	0160	2/1/06	\$358,000	%Compl
014	889420	0160	5/6/05	\$230,000	DORRatio;%Compl
014	889420	0190	9/18/06	\$1,015,000	Diagnostic Outlier-SAS
014	889420	0190	12/23/04	\$147,500	DORRatio
014	889420	0230	12/23/04	\$300,000	Diagnostic Outlier-SAS
014	889420	0280	3/30/05	\$260,000	%Compl
014	893750	0300	10/18/04	\$135,000	DORRatio
014	893750	0300	4/27/04	\$125,000	DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 52

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
9	322204	9022	9/22/2004	450000	49223	Y	N
9	322204	9108	7/9/2004	172000	9147	Y	N
9	322204	9108	4/12/2006	250000	9147	Y	N
9	769545	0040	6/23/2004	211000	16500	Y	N
9	953660	0007	10/26/2004	285000	8150	Y	Y
9	953660	0620	5/26/2006	125000	15163	N	N
9	953660	0690	2/7/2005	125000	14000	Y	N
10	292204	9094	8/4/2005	107500	15600	N	N
10	322204	9002	11/22/2004	210000	21780	Y	N
10	322204	9009	10/15/2004	450000	400316	N	N
10	322204	9060	12/1/2004	175000	17848	Y	N
10	322204	9116	4/5/2005	50000	16988	Y	N
10	322204	9174	2/16/2005	335000	30902	Y	N
10	322204	9189	8/22/2005	400000	44261	Y	N
10	720420	0120	5/9/2005	110000	77536	Y	N
10	953660	0450	4/27/2005	145000	8100	N	N
11	052104	9039	5/23/2006	1060000	53143	Y	N
11	052104	9039	7/26/2004	450000	53143	Y	N
11	119600	1285	9/28/2005	75000	17000	N	N
11	119600	1580	7/19/2006	367000	11900	Y	N
11	119600	3903	3/10/2005	109950	19550	N	N
11	515160	0310	3/17/2004	60000	12360	N	N
11	720510	0080	12/1/2005	178000	12800	Y	N
11	720520	0050	8/23/2005	162500	9900	Y	N
11	720531	0070	5/11/2006	208750	10062	Y	N
14	112103	9009	6/3/2005	94500	17400	N	N
14	112103	9009	2/22/2006	220000	17400	N	N
14	195460	0160	7/26/2005	120000	13950	N	N
14	195460	0165	7/27/2005	120000	13950	N	N
14	321020	0040	1/21/2005	175000	60000	Y	N
14	416660	0475	6/8/2004	45000	10360	N	N
14	416660	0595	9/27/2004	200000	43995	Y	N
14	416660	0600	1/10/2005	145000	44866	N	N
14	416660	0605	3/31/2005	145000	46173	N	N
14	416660	0608	5/11/2005	162000	45302	N	N
14	416660	0647	4/11/2006	265000	29152	N	N
14	416660	0647	5/5/2004	125000	29152	N	N
14	416660	0653	1/24/2006	285090	21670	Y	N
14	802952	0100	2/23/2004	95000	19492	Y	N
14	889420	0200	12/23/2004	290000	13684	N	N
14	889420	0240	3/30/2005	305000	12753	N	N
14	893760	0150	5/3/2004	147000	11872	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 52

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	052104	9081	5/16/2005	200000	DORRatio
9	506840	0055	12/9/2004	540000	TEAR DOWN;
9	953660	0300	1/23/2006	27986	PLOTTAGE; STATEMENT TO DOR;
10	322204	9009	9/1/2005	900000	MULTI-PARCEL SALE;
10	720300	0435	6/14/2005	80000	DORRatio
10	720360	1645	4/30/2004	76000	QUIT CLAIM DEED;
14	112103	9053	5/17/2005	75000	STATEMENT TO DOR;
14	184080	0005	6/23/2006	160000	DORRatio
14	416660	0477	9/15/2006	278000	DORRatio
14	416660	0655	8/4/2006	285000	DORRatio
14	416660	0655	4/11/2005	150000	DORRatio
14	889420	0150	5/19/2006	455000	DORRatio
14	889420	0180	1/24/2005	180000	DORRatio
14	889420	0240	10/27/2005	383000	DORRatio



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 4, 2007

TO: Residential Appraisers

FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2007 Revaluation for 2008 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr